

Neighborhood Economic Risk Assessment

City of Las Vegas

Q2 2013



July 29, 2013

Dr. Lisa Morris-Hibbler
Deputy Director, Parks, Recreation and Neighborhood Services
City of Las Vegas
400 Stewart Ave., 2nd Floor
Las Vegas, NV 89101

RE: City of Las Vegas | Neighborhood Economic Risk Assessment

Dear Dr. Morris-Hibbler:

In accordance with your request, Applied Analysis (“AA”) is pleased to submit the enclosed *City of Las Vegas Neighborhood Economic Risk Assessment* for the second quarter of 2013. AA was retained by the City of Las Vegas Parks, Recreation and Neighborhood Services Department (“the City”) to assist in the preparation of an index of community economic risk (the “Neighborhood Risk Index” or the “NRI”). This draft summary presentation report outlines the strategy, methodology and preliminary findings of our review and analysis.


This report and index was designed by AA in response to your request. However, we make no representations as to the adequacy of these procedures for all your purposes. Generally speaking, though our findings and estimates are as of the latest data available, this draft report is intended to develop a methodology to be followed on a continuing basis.

Our report contains economic and real estate data pertaining to the City and the Las Vegas valley as a whole. This information was collected from various third parties and assembled by AA in such a manner as to provide insight based on its aggregated form. While we have no reason to doubt its accuracy, the information collected was not subjected to any auditing or review procedures by AA and; therefore, we can offer no representations or assurances as to its completeness.

This presentation report is a summary of the analysis undertaken and the conclusion of our analyses. It is intended to provide an overview of the analyses conducted and a summary of our findings. AA will retain additional working papers relevant to this study. If you reproduce this report, it must be done so in its entirety.

We welcome the opportunity to discuss this report with you at any time. Should you have any questions, please contact Jeremy Aguero or Brian Gordon at (702) 967-3333.

Sincerely,


Applied Analysis

Neighborhood Risk Index (NRI)

Applied Analysis was retained by the City of Las Vegas Parks, Recreation and Development Services Department to develop an index of “neighborhood risk” that would identify focus areas for the deployment of resources under the control of the City.

This is a draft overview of the development of the Neighborhood Risk Index (NRI). This analysis is inherently limited to the quality of the input data as provided by the listed entities and provides a general overview of how specific geographic areas (defined as zip codes) are being impacted by a variety of social and economic factors. We anticipate that these factors, and the weights they are assigned in this analysis, will evolve over time.

This analysis contains information on eight key variables researched from:

- Nevada Division of Welfare & Support Services (three variables)
- Nevada Department of Employment, Training & Rehabilitation (one variable)
- Clark County Recorder (one variable)
- Clark County Assessor (one variable)
- Clark County Comprehensive Planning (one variable)
- Applied Analysis (one variable)

methodology

Methodology: a body of methods, postulates or procedures of inquiry in a particular field

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Methodology of the NRI

Objective: The City of Las Vegas is seeking to use economic, fiscal and social data to identify sub-regions within the City at a heightened risk for long-term instability

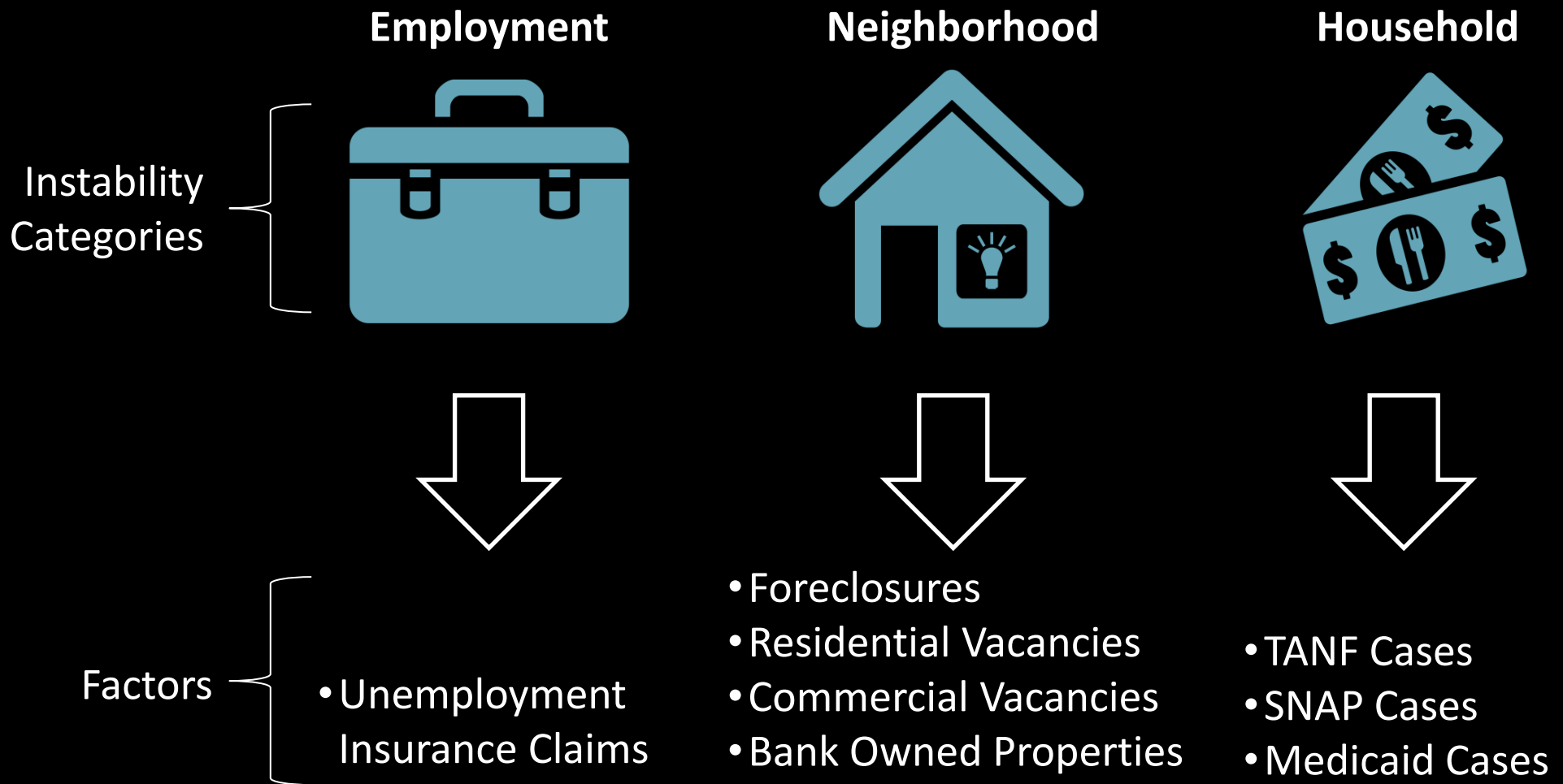
Approach: Create a Neighborhood Risk Index (NRI) by: (1) identifying risk categories; (2) decomposing each category into factors, creating weights and common sizing for the factors; and (3) calculating a mathematical composition of the area's risk and size (the NRI)

Concept: By identifying the regions that are at the greatest and most sizable risk, the City can direct resources to areas where they can do the ***greatest good for the greatest number of people***






Methodology of the NRI

Identifying Instability - Categories and Factors



Methodology of the NRI

Identifying Instability - Categories and Factors

Category	Index Factor	Timeframe
 Household Instability	TANF: Temporary Assistance for Needy Families	6 Month Rolling Average
	Medicaid	
	SNAP: Supplemental Nutrition Assistance Program	
 Employment Instability	Unemployment Insurance Claims ¹	6 Month Rolling Average
	Foreclosures	6 Month Rolling Total
 Neighborhood Instability	Residential Vacancy	Varying Timeframes ²
	Commercial Vacancy	
	Bank Owned Properties	




¹ Unemployment insurance claims are a fraction of total unemployment; this variable does not represent the "unemployment rate"

² Residential vacancy based on annual data; Commercial vacancy based on quarterly data; Bank owned properties based on current snapshot

Methodology of the NRI

Weights and Composite Risk

Not all factors are assumed to be equally important; modeling allows the City to weight factors based on their relative impact or policy objectives




Category	Category Weight	Index Factor	Factor Weight
 Household Instability	25%	TANF	8.3%
		Medicaid	8.3%
		SNAP	8.3%
 Employment Instability	25%	Unemployment Insurance Claims	25.0%
		Foreclosures	25.0%
 Neighborhood Instability	50%	Residential Vacancy	8.3%
		Commercial Vacancy	8.3%
		Bank Owned Properties	8.3%

Initial conditions for the factor weights assumed 50% household assistance indicators and 50% real estate indicators

Methodology of the NRI

Weights and Composite Risk

Not all factors are assumed to be equally important; modeling allows the City to weight factors based on their relative impact or policy objectives

Category	Category Weight	Index Factor	Factor Weight
 Household Instability	25%	TANF	8.3%
		Medicaid	8.3%
		SNAP	8.3%
 Employment Instability	25%	Unemployment Insurance Claims	25.0%
		Foreclosures	25.0%
 Neighborhood Instability	50%	Residential Vacancy	8.3%
		Commercial Vacancy	8.3%
		Bank Owned Properties	8.3%

Once weighted, factors were combined into a single measure...



Composite Risk

Methodology of the NRI

Common Sizing of Critical Factors

Common Sizing: All factors were expressed as per 1,000 housing units (**HU**), per 1,000 occupied housing units (**OHU**) or per 1,000 population (**POP**) where appropriate¹; these measures were then expressed as a 100-base ratio of their valley-wide average

Area	Factor	Factor Index Value
A	650	130
B	600	120
C	550	110
D	500	100
E	450	90
F	400	80
G	350	70

Valley-wide Average = 500

Area	Factor	Factor Index Value
A	650	130

The index score of **130** means this area has this factor at a rate **1.3** times the valley-wide average

¹Commercial vacancy is expressed as the percentage of commercial space that is available.

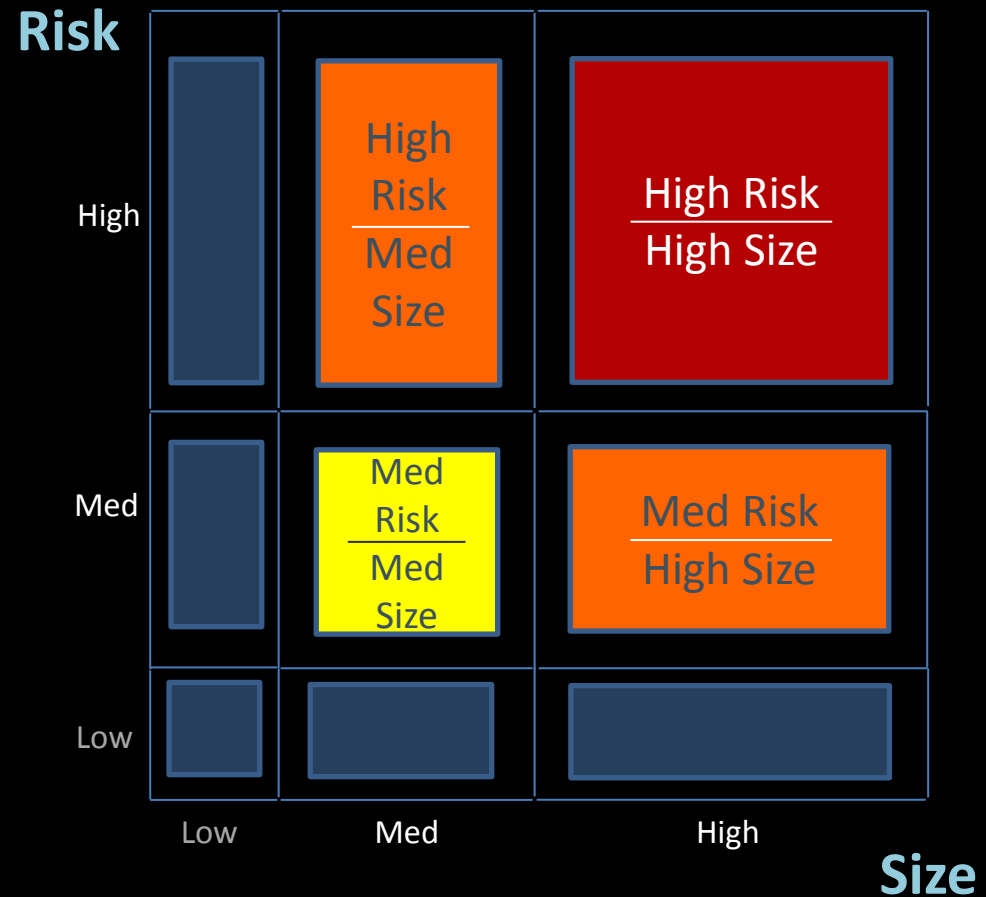
Methodology of the NRI

Relativity and Composite Risk

GOAL –

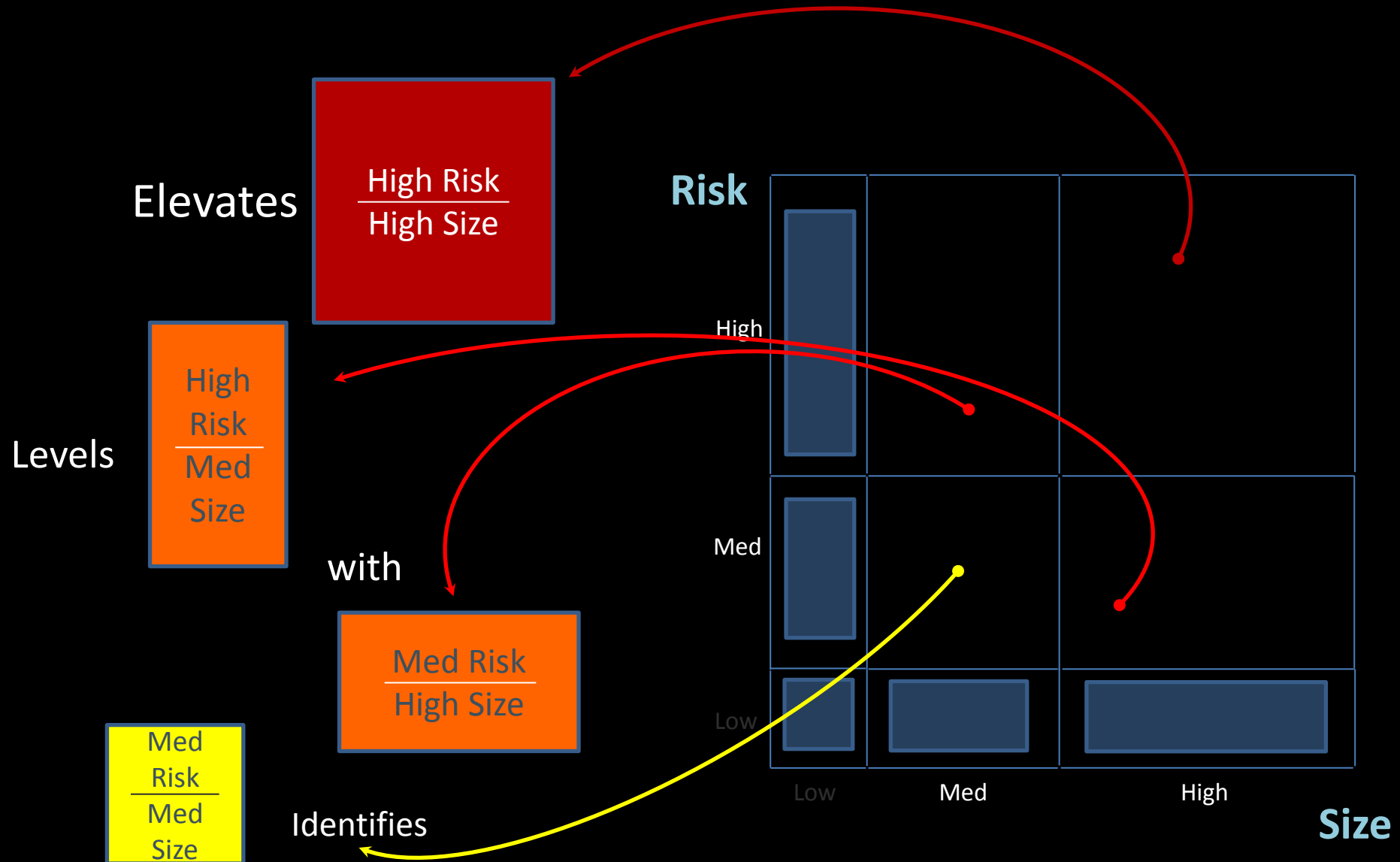
*Focus the City's efforts,
making the best use of limited
resources*

Composite risk was weighted
by the number of occupied
housing units in the zip code;
this way, the City can equalize
risk to do the greatest good
for the greatest number of
people



Methodology of the NRI

Relativity and Composite Risk



Changes to the Index | Q2 2013

Material changes were made to the Neighborhood Risk Index this quarter (for comparison purposes, the previous quarter's data were also revised to ensure consistent period-over-period comparisons). A summary of these changes are provided below.

- NRI Household Weighting. The revised Neighborhood Risk Index utilizes an updated algorithm to weight zip codes based on their relative household concentrations. This was done to more accurately reflect risk levels between highly populated and scarcely populated zip codes. The new algorithm relies on a derivative logarithmic weighting procedure.
- Three Zip Codes Removed. 89005 (Boulder City), 89019 (Jean), and 89029 (Laughlin) were removed to calculate only the “valley-wide” risk. These outlying areas were distorting some of the risk calculations due to different market dynamics present in less urbanized areas of Clark County.
- Zip Codes With No Commercial Space. Zip codes with no commercial space were excluded from that index's calculation. In addition, commercial vacancy was not considered in calculating that area's NRI index.
- SNAP and Medicaid Cases. SNAP and Medicaid cases are taken as the rate per 1,000 occupied housing units (previously taken as the rate per 1,000 residents). Cases better reflect households than individuals.

summary

: an abstract, abridgment or
compendium especially of a preceding
discourse



What Areas in the Las Vegas Valley have the Highest Economic Risk?



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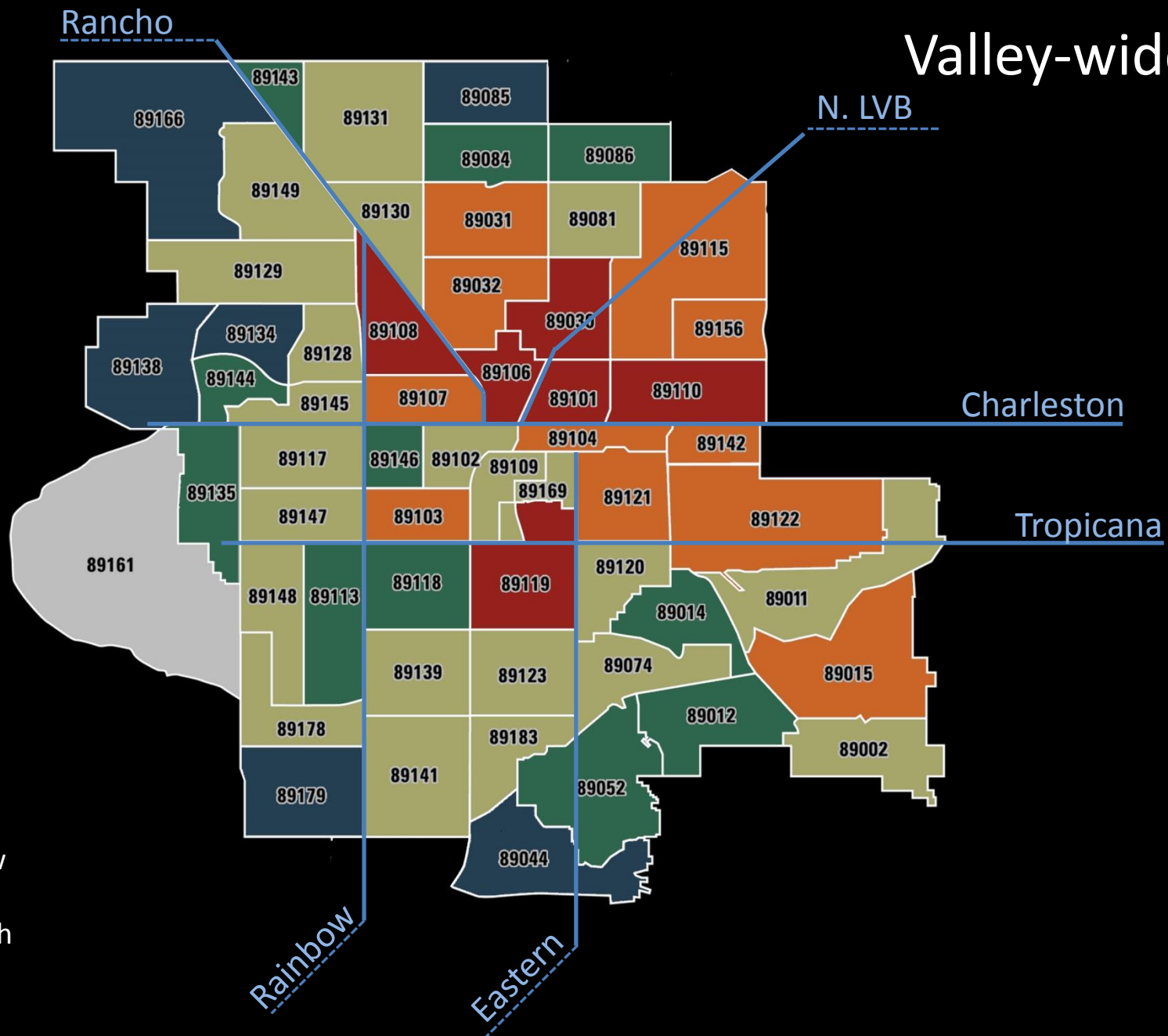


Neighborhood Economic Risk Assessment

Q2 2013

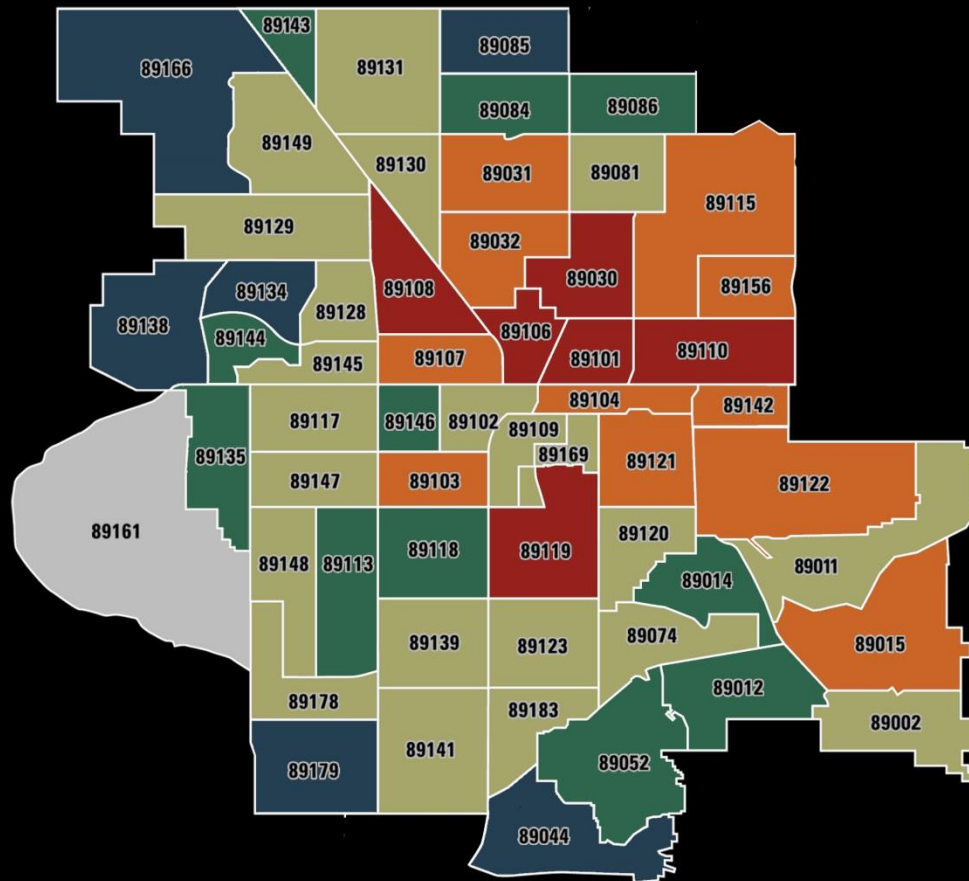
Summary

Valley-wide NRI



Summary

Valley-wide NRI



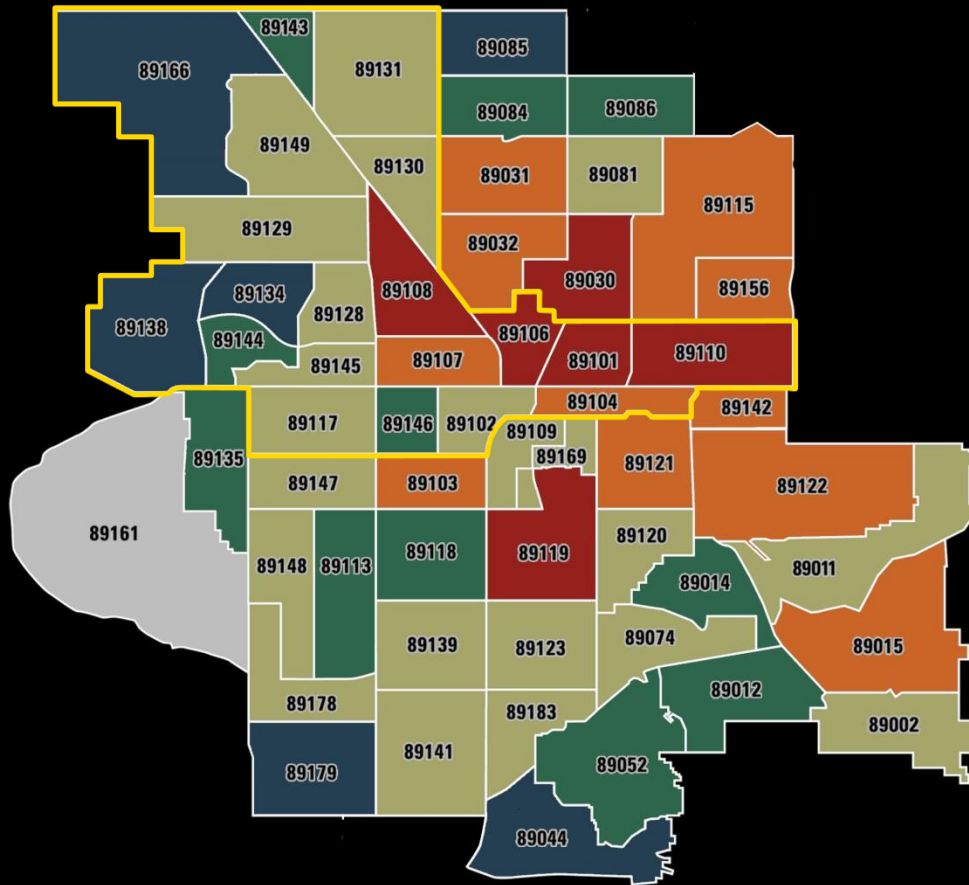
 Low
 Medium-Low
 Medium
 Medium-High
 High

Increasing Severity

		89002		
		89011		
		89074		
		89081		
		89102		
		89109		
		89117		
		89120		
		89123		
		89128		
		89129		
	89015	89130	89012	
	89031	89131	89014	
	89032	89139	89052	
	89103	89141	89084	
	89104	89145	89086	
89030	89107	89147	89113	89044
89101	89115	89148	89118	89085
89106	89121	89149	89135	89134
89108	89122	89169	89143	89138
89110	89142	89178	89144	89166
89119	89156	89183	89146	89179
High	Medium-High	Medium	Medium-Low	Low

Summary

Valley-wide NRI



- Low
- Medium-Low
- Medium
- Medium-High
- High

City of Las Vegas zip codes in **bold**

					89002
					89011
					89074
					89081
					<u>89102</u>
					89109
					<u>89117</u>
					89120
					89123
					<u>89128</u>
					<u>89129</u>
		89015	<u>89130</u>	89012	
		89031	<u>89131</u>	89014	
		89032	89139	89052	
		89103	89141	89084	
		<u>89104</u>	<u>89145</u>	89086	
89030	<u>89107</u>	89147	89113	89044	
<u>89101</u>	89115	89148	89118	89085	
<u>89106</u>	89121	<u>89149</u>	89135	<u>89134</u>	
<u>89108</u>	89122	89169	<u>89143</u>	<u>89138</u>	
<u>89110</u>	89142	89178	<u>89144</u>	<u>89166</u>	
89119	89156	89183	<u>89146</u>	89179	
High	Medium-High	Medium	Medium-Low	Low	

What has changed?

Q4 2012 Average Index Scores Valley-wide

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	127	111	98	84	63
Foreclosures	207	123	89	65	45
Residential Vacancy	216	117	85	68	58
Commercial Vacancy	163	123	94	53	26
Bank Owned Homes	159	126	95	67	51
TANF	344	139	55	20	6
SNAP	250	146	72	36	19
Medicaid	246	141	67	34	20
Composite Risk	146	118	93	73	52

What has changed?

Q1 2013 Average Index Scores Valley-wide

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	138	111	101	84	57
Foreclosures	171	136	97	67	49
Residential Vacancy	298	141	91	49	16
Commercial Vacancy	171	121	95	50	27
Bank Owned Homes	163	126	95	65	48
TANF	364	138	57	20	7
SNAP	265	147	73	37	19
Medicaid	260	139	69	35	20
Composite Risk	149	120	96	75	55

*Green signifies a decline in the incidence of the indicator; Red signifies a rise in the incidence of the indicator

Absolute Change Q4 2012 to Q1 2013

Average Index Scores Valley-wide

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	11	0	3	0	-6
Foreclosures	-36	13	8	2	4
Residential Vacancy	82	24	6	-19	-42
Commercial Vacancy	8	-2	1	-3	1
Bank Owned Homes	4	0	0	-2	-3
TANF	20	-1	2	0	1
SNAP	15	1	1	1	0
Medicaid	14	-2	2	1	0
Composite Risk	3	2	3	2	3

*Green signifies a decline in the incidence of the indicator; Red signifies a rise in the incidence of the indicator

Percentage Change Q4 2012 to Q1 2013

Average Index Scores Valley-wide

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	8.7%	0.0%	3.1%	0.0%	-9.5%
Foreclosures	-17.4%	10.6%	9.0%	3.1%	8.9%
Residential Vacancy	38.0%	20.5%	7.1%	-27.9%	-72.4%
Commercial Vacancy	4.9%	-1.6%	1.1%	-5.7%	3.8%
Bank Owned Homes	2.5%	0.0%	0.0%	-3.0%	-5.9%
TANF	5.8%	-0.7%	3.6%	0.0%	16.7%
SNAP	6.0%	0.7%	1.4%	2.8%	0.0%
Medicaid	5.7%	-1.4%	3.0%	2.9%	0.0%
Composite Risk	2.1%	1.7%	3.2%	2.7%	5.8%

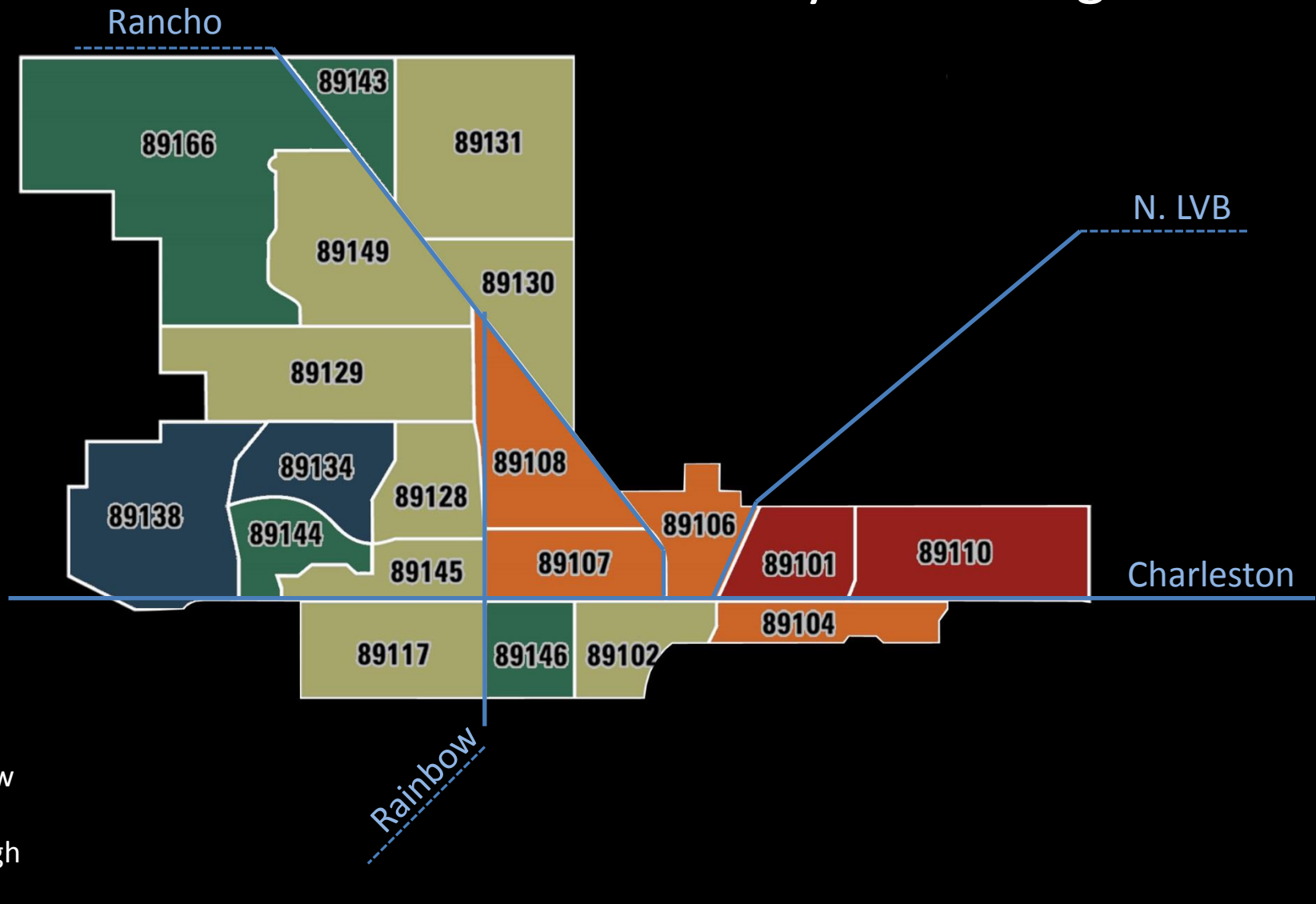
*Green signifies a decline in the incidence of the indicator; Red signifies a rise in the incidence of the indicator

What Areas Within the City have the Highest Economic Risk?*

(*) **NOTE:** City of Las Vegas NRI is calculated independently from the valley-wide NRI, so areas within the City can be compared to one another.

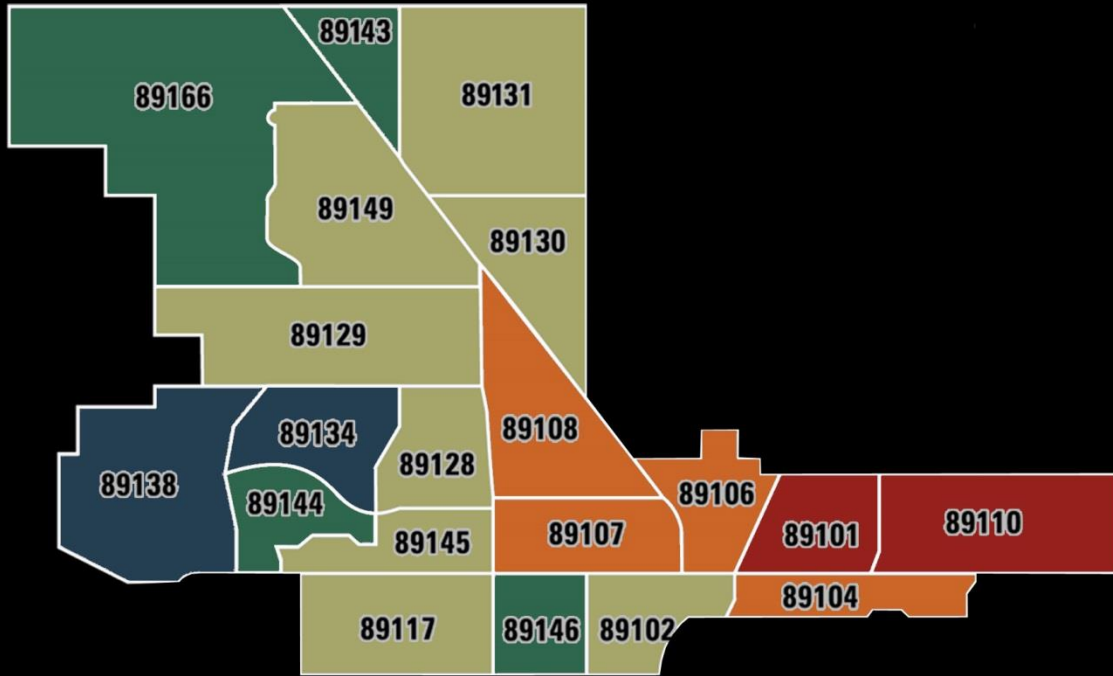
Summary

City of Las Vegas NRI



Summary

City of Las Vegas NRI



Increasing Severity ↑

		89102		
		89117		
		89128		
		89129		
	89104	89130	89143	
	89106	89131	89144	
89101	89107	89145	89146	89134
89110	89108	89149	89166	89138
High	Medium-High	Medium	Medium-Low	Low

- Low
- Medium-Low
- Medium
- Medium-High
- High



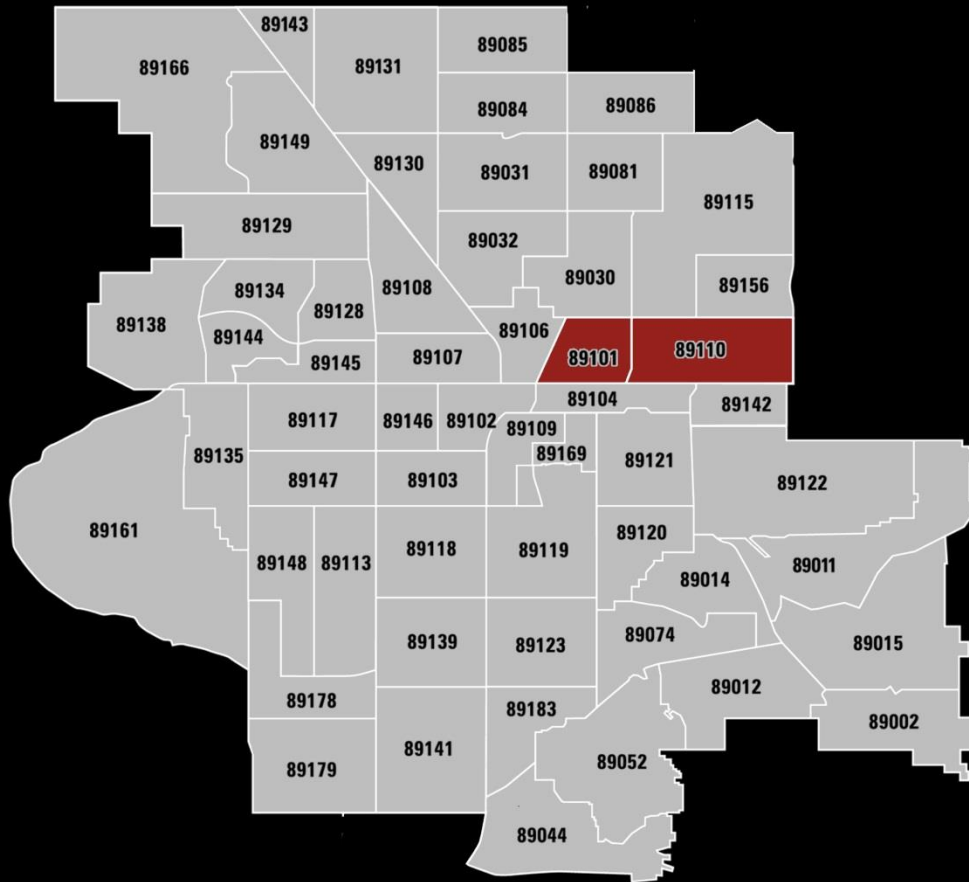
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ANALYSIS



Neighborhood Economic Risk Assessment

Q2 2013

→ Increasing Severity →



→ Increasing Severity →

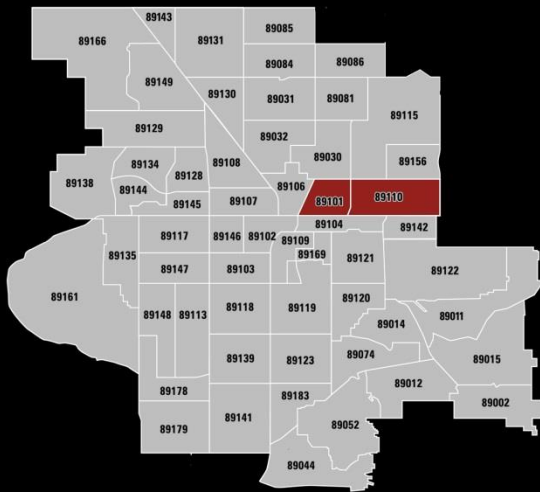
89101
89110
High

Medium
-High

Medium

Medium
-Low

Low



Summary

City of Las Vegas NRI

Zip Code	89101	89110	City Average	LV Valley Average
TANF Per 1,000 Occupied Housing Units	42.7	26.9	13.2	11.5
Medicaid Per 1,000 Occupied Housing Units	453.3	315.0	193.4	166.9
SNAP Per 1,000 Occupied Housing Units	586.1	259.9	206.3	178.3
Unemployment Ins. Per 1,000 Population	16.4	18.1	18.0	18.3
Foreclosures Per 1,000 Total Housing Units	2.1	4.7	4.3	4.6
Residential Vacancy Per 1,000 Total Housing Units	195.1	70.6	90.3	97.7
Commercial Vacancy	9.1%	12.0%	15.9%	18.0%
Bank Owned Homes Per 1,000 Total Housing Units	9.5	18.5	12.6	12.3

What has changed?

Q4 2012 Average Index Scores City of Las Vegas

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	128	114	99	81	52
Foreclosures	163	129	102	65	45
Residential Vacancy	170	137	88	73	55
Commercial Vacancy	145	126	94	53	31
Bank Owned Homes	149	125	95	69	51
TANF	290	167	55	19	5
SNAP	272	156	68	30	14
Medicaid	217	164	70	34	19
Composite Risk	125	119	97	81	48

What has changed?

Q1 2013 Average Index Scores City of Las Vegas

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	127	111	100	83	48
Foreclosures	176	134	100	64	39
Residential Vacancy	231	167	87	52	4
Commercial Vacancy	139	126	97	53	31
Bank Owned Homes	151	123	96	66	49
TANF	338	164	54	19	6
SNAP	314	153	67	30	14
Medicaid	251	162	69	34	18
Composite Risk	145	117	96	82	44

*Green signifies a decline in the incidence of the indicator; Red signifies a rise in the incidence of the indicator

Absolute Change Q4 2012 to Q1 2013

Average Index Scores City of Las Vegas

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	-1	-3	1	2	-4
Foreclosures	13	5	-2	-1	-6
Residential Vacancy	61	30	-1	-21	-51
Commercial Vacancy	-6	0	3	0	0
Bank Owned Homes	2	-2	1	-3	-2
TANF	48	-3	-1	0	1
SNAP	42	-3	-1	0	0
Medicaid	34	-2	-1	0	-1
Composite Risk	20	-2	-1	1	-4

*Green signifies a decline in the incidence of the indicator; Red signifies a rise in the incidence of the indicator

Percentage Change Q4 2012 to Q1 2013

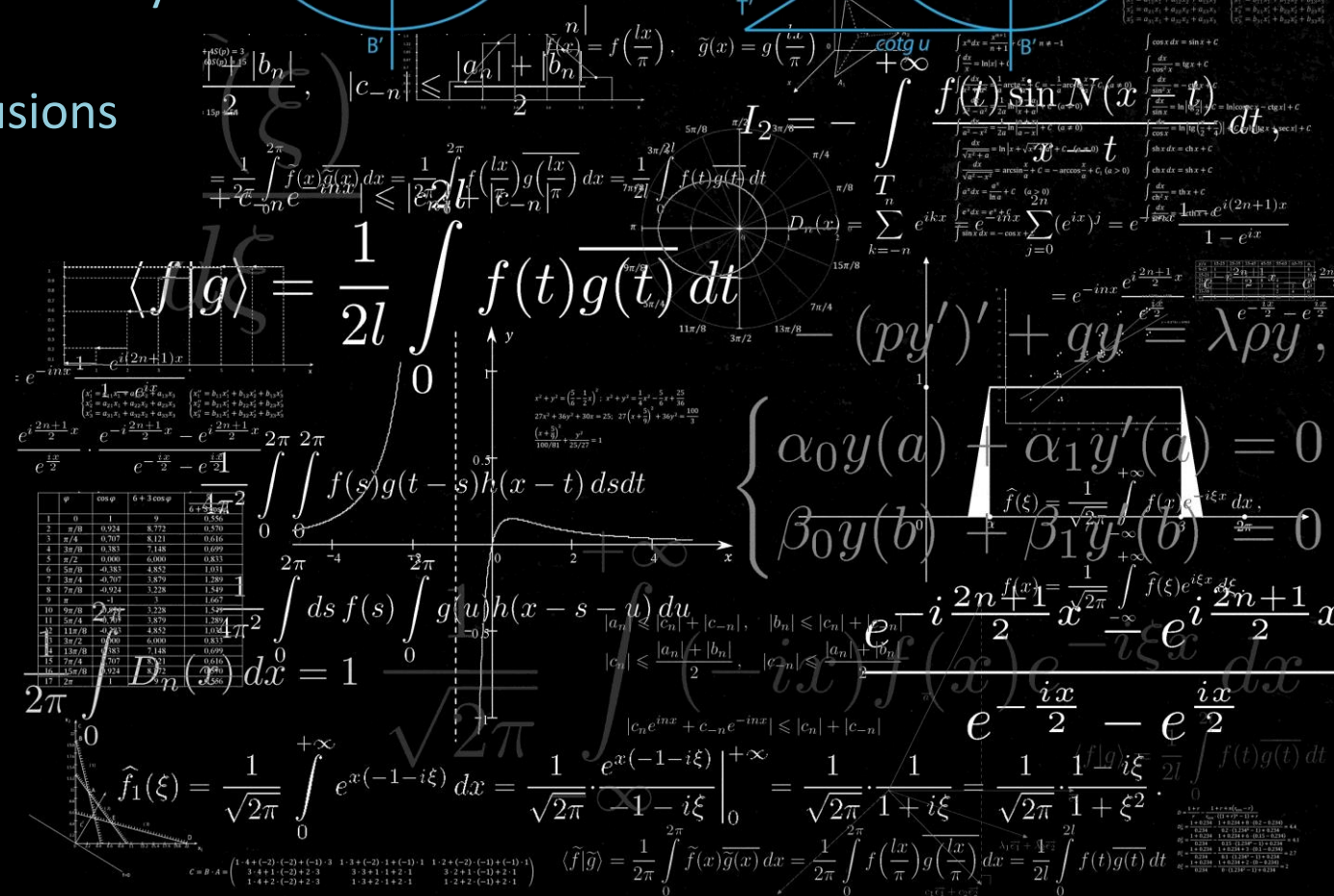
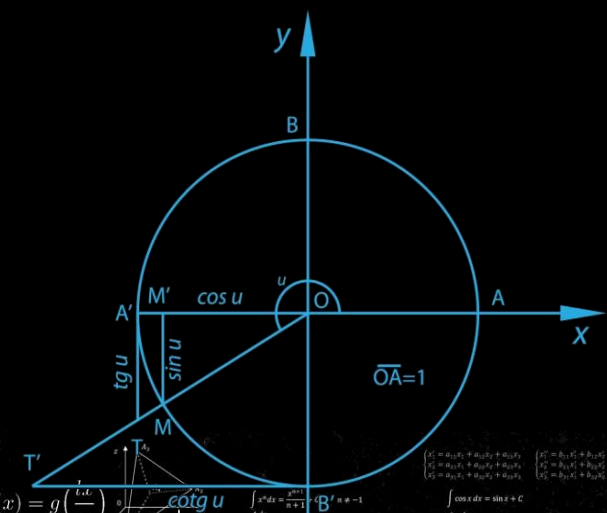
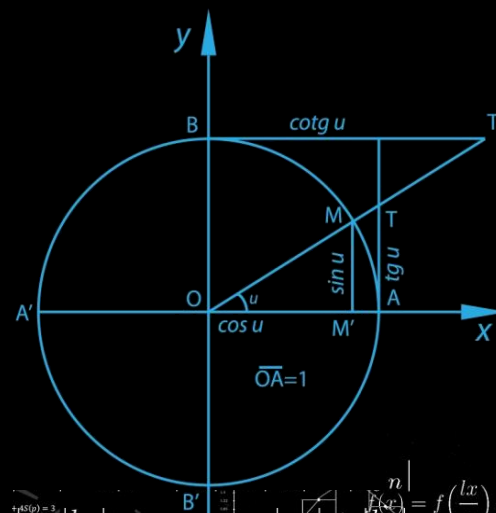
Average Index Scores City of Las Vegas

	High	Medium-High	Medium	Medium-Low	Low
Unemployment Insurance	-0.8%	-2.6%	1.0%	2.5%	-7.7%
Foreclosures	8.0%	3.9%	-2.0%	-1.5%	-13.3%
Residential Vacancy	35.9%	21.9%	-1.1%	-28.8%	-92.7%
Commercial Vacancy	-4.1%	0.0%	3.2%	0.0%	0.0%
Bank Owned Homes	1.3%	-1.6%	1.1%	-4.3%	-3.9%
TANF	16.6%	-1.8%	-1.8%	0.0%	20.0%
SNAP	15.4%	-1.9%	-1.5%	0.0%	0.0%
Medicaid	15.7%	-1.2%	-1.4%	0.0%	-5.3%
Composite Risk	16.0%	-1.7%	-1.0%	1.2%	-8.3%

*Green signifies a decline in the incidence of the indicator; Red signifies a rise in the incidence of the indicator

elements

: a constituent part; necessary data values on which calculations or conclusions are based



Elements of the NRI



Employment Instability



Employment
Instability

Elements of the NRI

Unemp. Insurance | Valley-wide Summary Data

Top 10 Unemployment Insurance Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Unemployment Insurance (per 1,000 POP)	Valley-wide Mean (per 1,000 POP)	Unemployment Insurance Index Value
89086	37.3	18.3	204
<u>89104</u>	<u>25.1</u>	<u>18.3</u>	<u>137</u>
89121	22.8	18.3	125
89032	22.2	18.3	121
89103	22.1	18.3	121
89109	22.1	18.3	121
89120	21.3	18.3	116
89122	20.9	18.3	114
<u>89130</u>	<u>20.7</u>	<u>18.3</u>	<u>113</u>
89031	20.6	18.3	113



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Neighborhood Economic Risk Assessment

Q2 2013



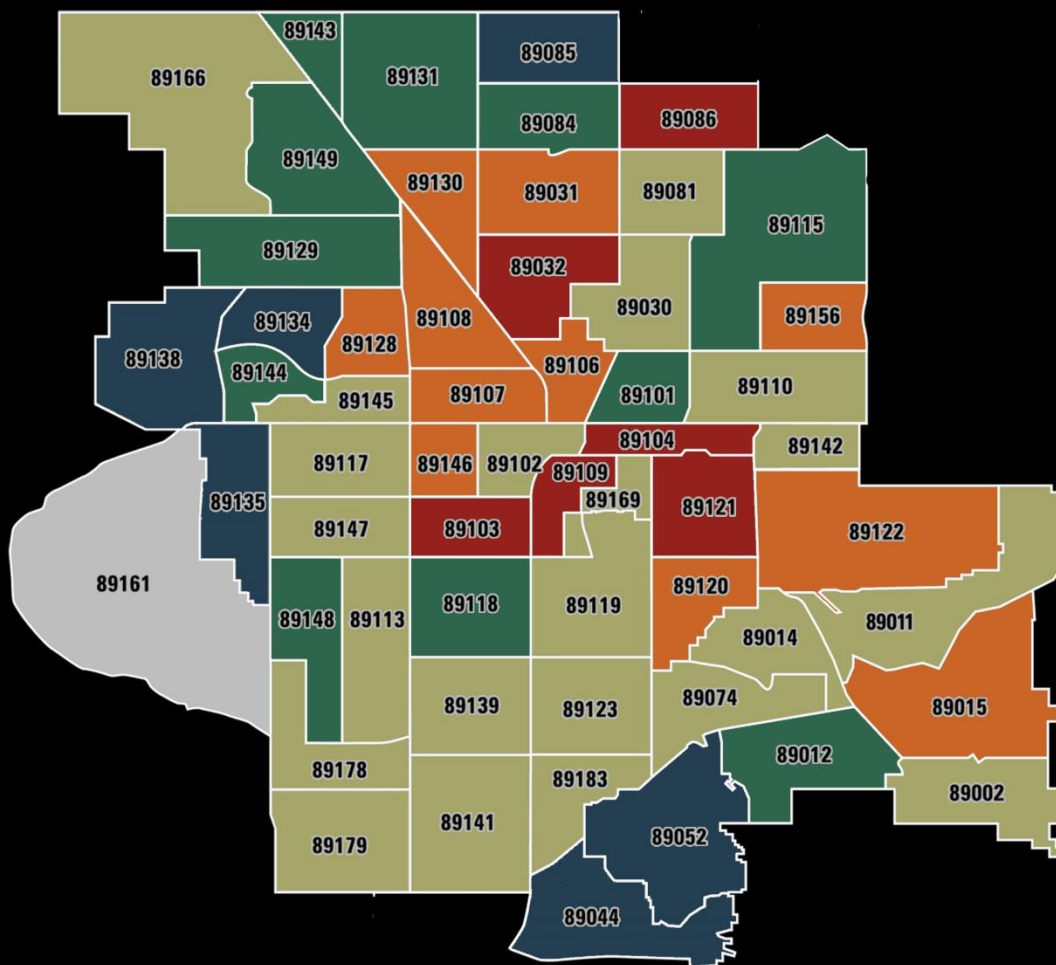
Employment
Instability

The rate of unemployment insurance claims per 1,000 residents fell to 18.3 from 19.4 last quarter (down 5.6 percent).

- Low
- Medium-Low
- Medium
- Medium-High
- High

Elements of the NRI

Unemp. Insurance | Valley-wide Distribution Map



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Neighborhood Economic Risk Assessment

Q2 2013



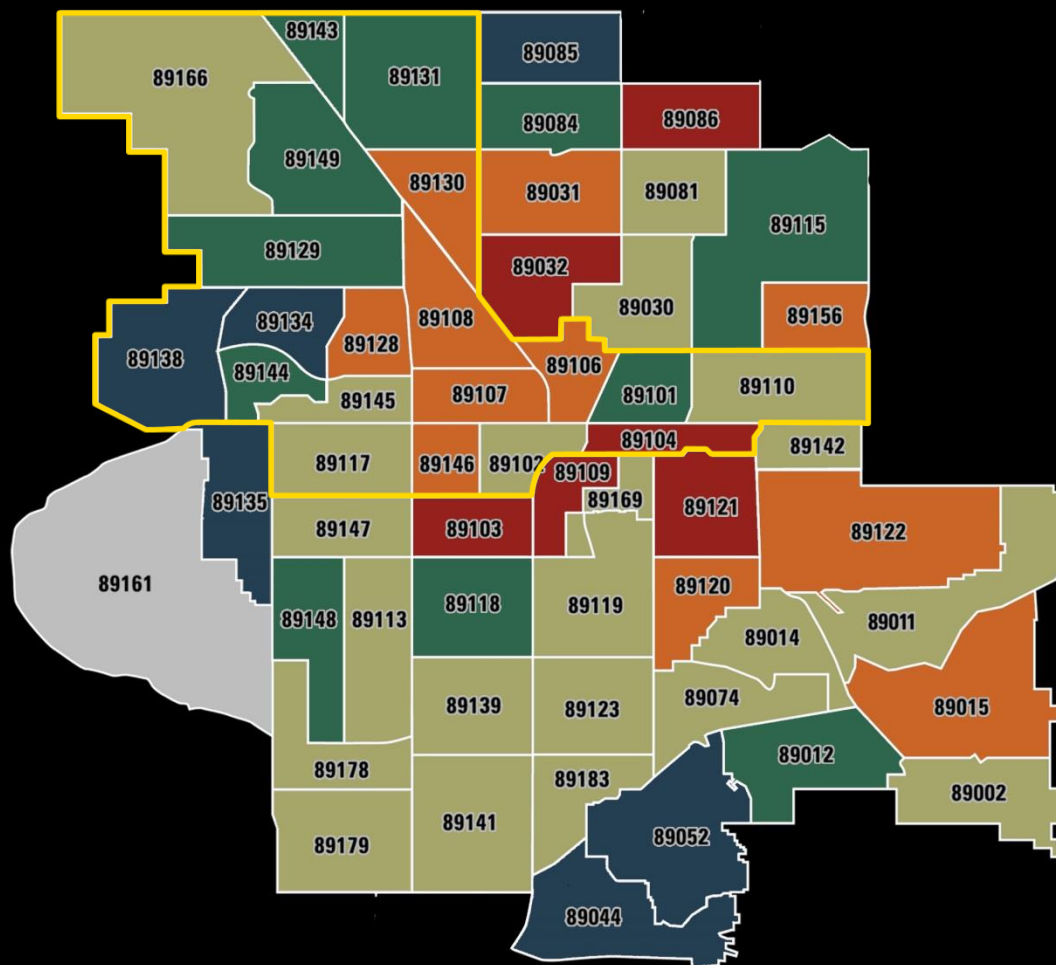
Employment
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Elements of the NRI

Unemp. Insurance | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of unemployment insurance claims per 1,000 residents fell to 18.3 from 19.4 last quarter (down 5.6 percent).



- Low
- Medium-Low
- Medium
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- High



APPLIED
ANALYSIS



Neighborhood Economic Risk Assessment

Q2 2013



Employment
Instability

Elements of the NRI

Unemp. Insurance | CLV Summary Data

Top 5 Unemployment Insurance Zip Codes

In the City of Las Vegas

Zip Codes	Unemployment Insurance (per 1,000 POP)	CLV Mean (per 1,000 POP)	Unemployment Insurance Index Value
89104	25.1	18.0	140
89130	20.7	18.0	115
89146	20.1	18.0	112
89108	20.0	18.0	111
89106	20.0	18.0	111

Mean monthly unemployment claims per 1,000 residents:

Valley-wide	18.3
City of Las Vegas	18.0



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ANALYSIS



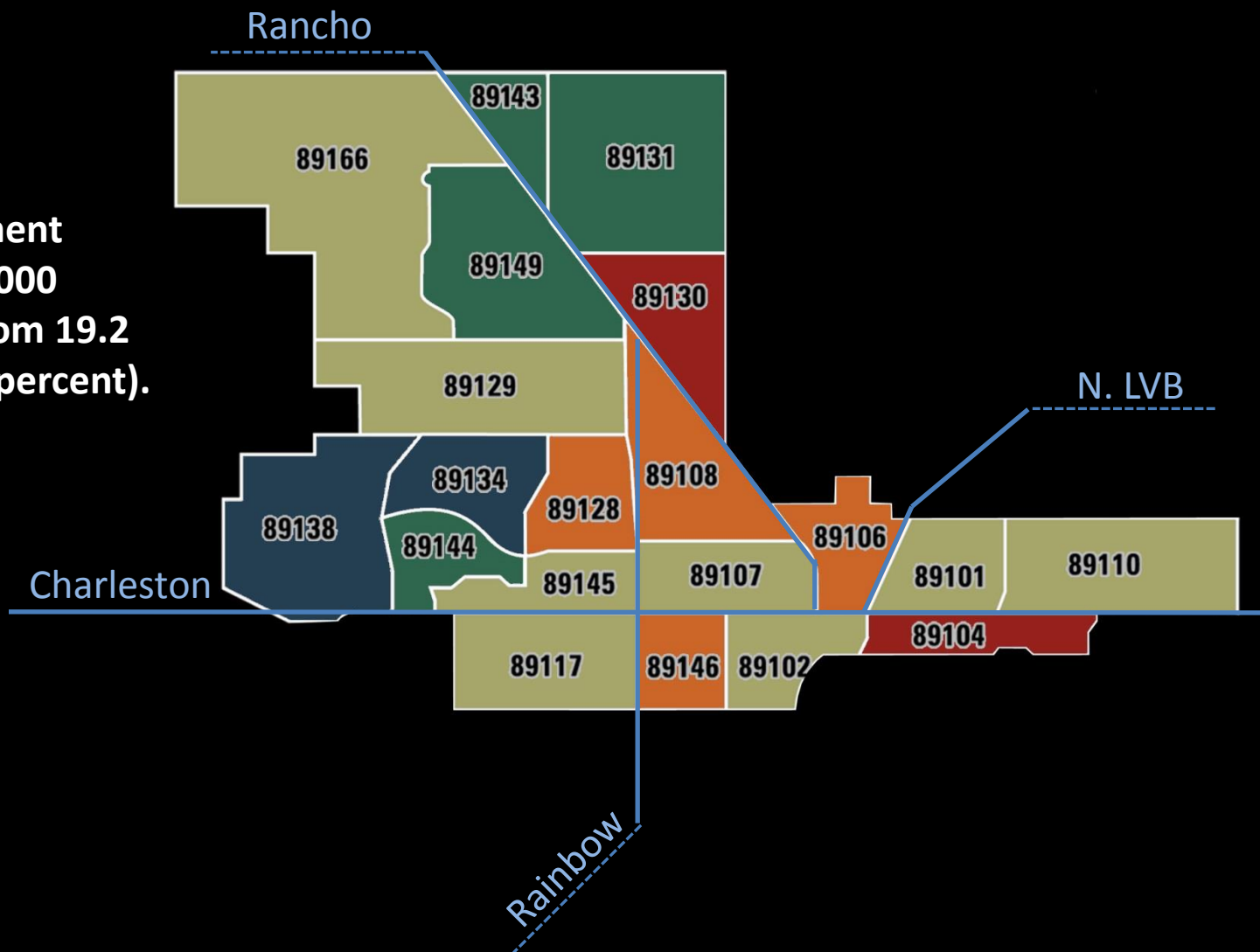


Employment
Instability

Elements of the NRI

Unemp. Insurance | CLV Distribution Map

The rate of unemployment insurance claims per 1,000 residents fell to 18.0 from 19.2 last quarter (down 6.2 percent).



- Low
- Medium-Low
- Medium
- Medium-High
- High



APPLIED
ANALYSIS



Neighborhood Economic Risk Assessment

Q2 2013

Elements of the NRI



Neighborhood Instability



Elements of the NRI

Foreclosures | Valley-wide Summary Data

Top 10 Foreclosures Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Foreclosures (per 1,000 HU)	Valley-wide Mean (per 1,000 HU)	Foreclosures Index Value
89141	8.5	4.6	185
89119	8.0	4.6	175
<u>89143</u>	<u>8.0</u>	<u>4.6</u>	<u>174</u>
89081	7.8	4.6	169
89178	7.5	4.6	163
89142	7.4	4.6	162
<u>89131</u>	<u>7.3</u>	<u>4.6</u>	<u>159</u>
89085	7.0	4.6	152
89156	6.9	4.6	150
89031	6.5	4.6	142



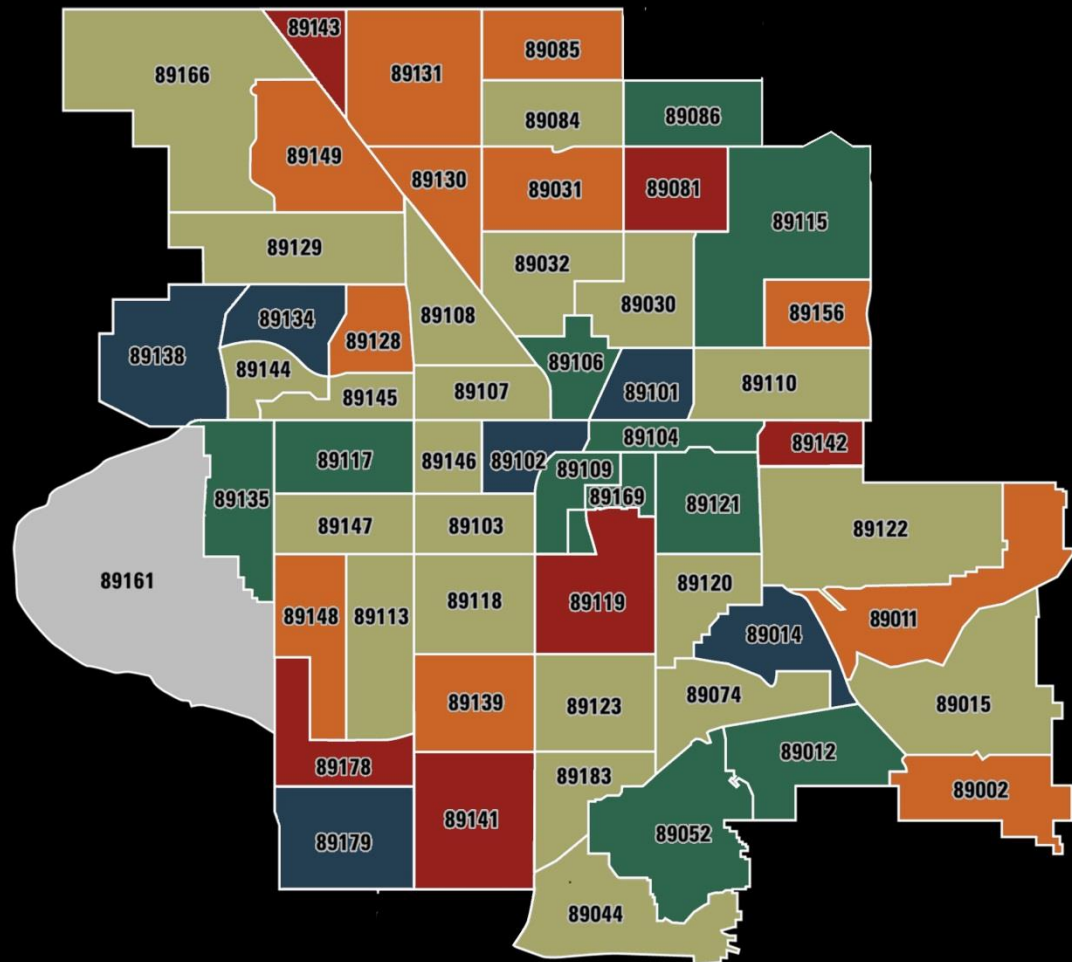


Neighborhood
Instability

Elements of the NRI

Foreclosures | Valley-wide Distribution Map

The rate of foreclosures per 1,000 housing units declined to 4.6 from 5.2 last quarter. Foreclosure rates are higher in several portions of the outer valley, likely a result of overdevelopment.



- Low
- Medium-Low
- Medium
- Medium-High
- High



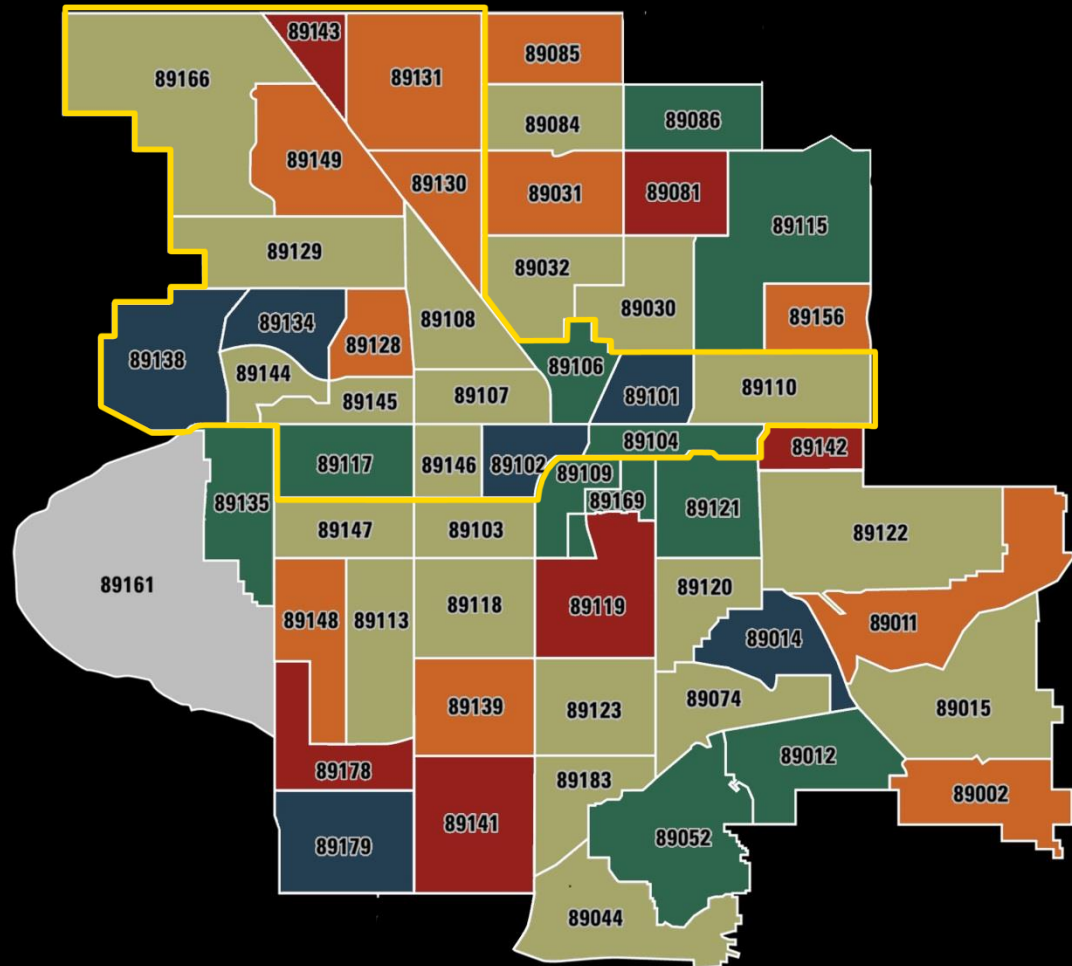
Neighborhood
Instability

Elements of the NRI

Foreclosures | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

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- High



APPLIED
ANALYSIS



Neighborhood Economic Risk Assessment

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Elements of the NRI

Foreclosures | CLV Summary Data

Top 5 Foreclosures Zip Codes In the City of Las Vegas

Zip Codes	Foreclosures (per 1,000 HU)	CLV Mean (per 1,000 HU)	Foreclosures Index Value
89143	8.0	4.3	184
89131	7.3	4.3	168
89149	6.5	4.3	150
89128	5.8	4.3	134
89130	5.6	4.3	129

Mean foreclosures per 1,000 housing units:

Valley-wide 4.6

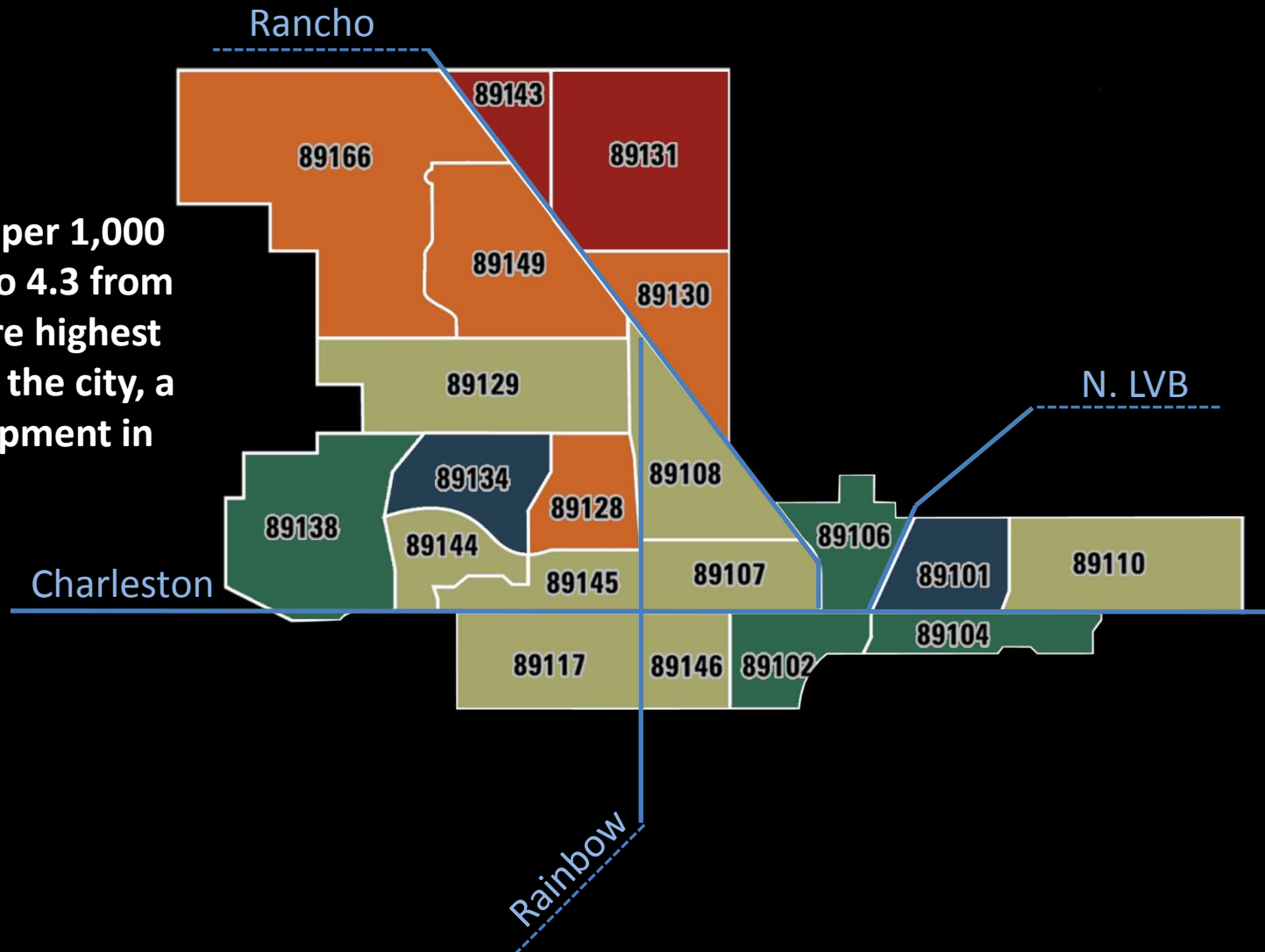
City of Las Vegas 4.3



Neighborhood Instability

The rate of foreclosures per 1,000 housing units declined to 4.3 from 4.6 last quarter. Rates are highest in the northern limits of the city, a reflection of overdevelopment in the outer valley.

Elements of the NRI Foreclosures | CLV Distribution Map



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Summary Data

Top 10 Residential Vacancy Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Residential Vacancy (per 1,000 HU)	Valley-wide Mean (per 1,000 HU)	Residential Vacancy Index Value
89109	698.8	97.7	715
89086	238.3	97.7	244
<u>89106</u>	<u>222.5</u>	<u>97.7</u>	<u>228</u>
89179	206.0	97.7	211
<u>89101</u>	<u>195.1</u>	<u>97.7</u>	<u>200</u>
89169	188.5	97.7	193
<u>89166</u>	<u>180.8</u>	<u>97.7</u>	<u>185</u>
89011	164.7	97.7	169
89178	162.3	97.7	166
<u>89102</u>	<u>160.5</u>	<u>97.7</u>	<u>164</u>



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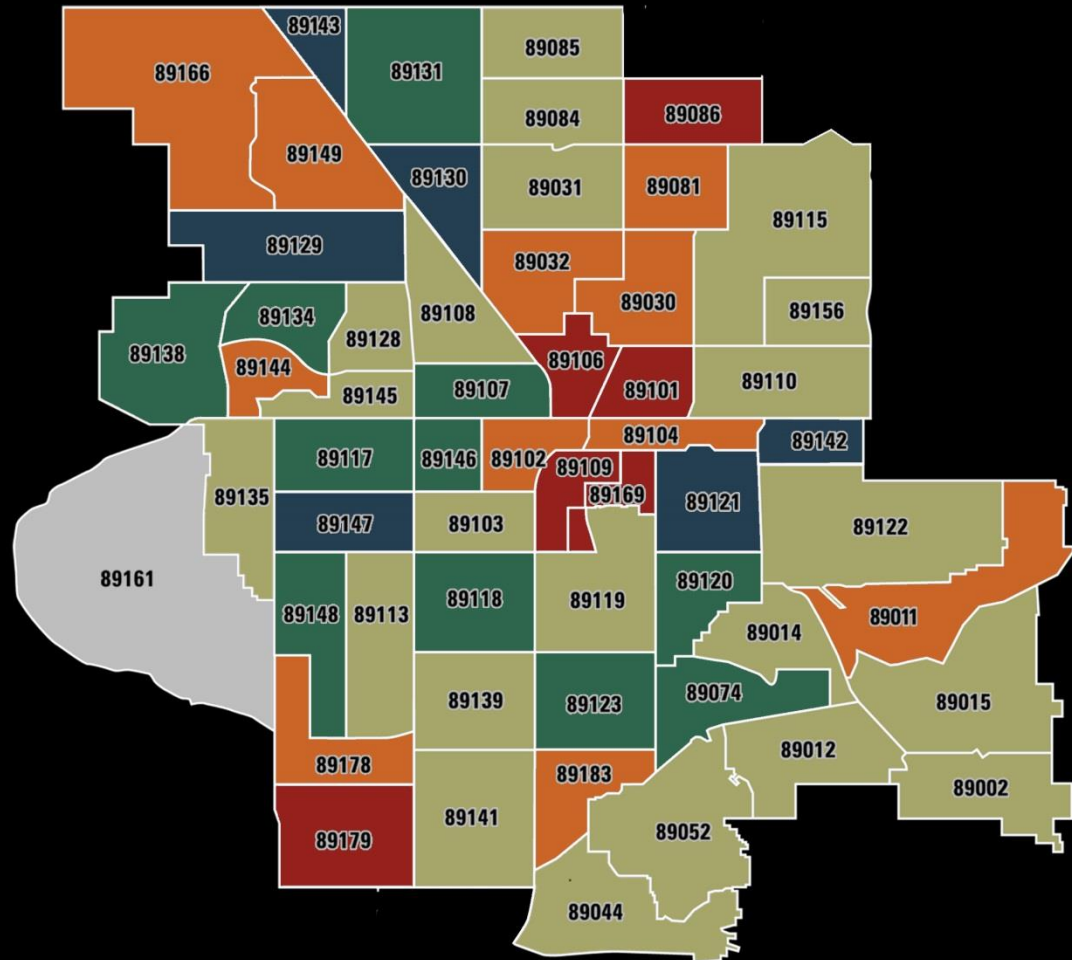


Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Distribution Map

Residential vacancy rates per 1,000 housing units declined to 97.7 from 121.5, down 19.6 percent from last quarter.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

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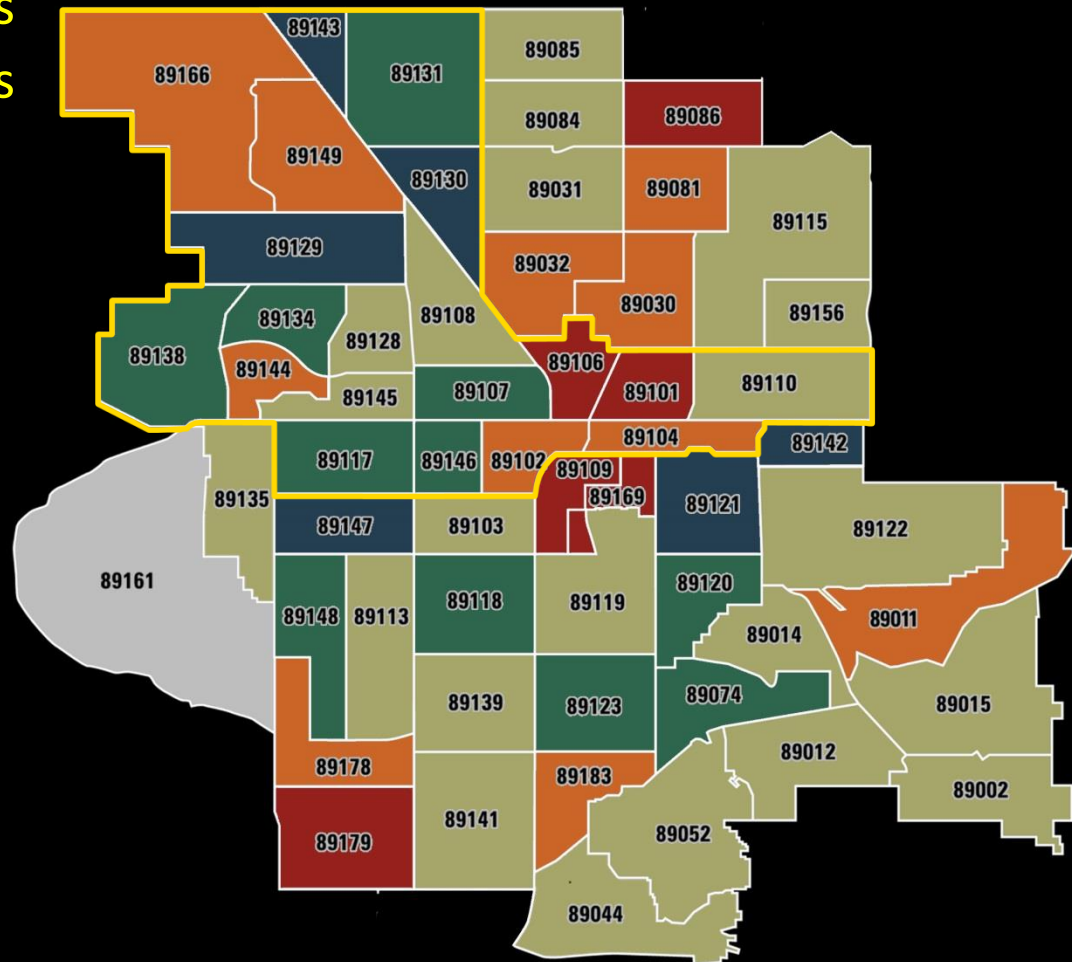
Neighborhood
Instability

Elements of the NRI

Residential Vacancy | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

Residential vacancy rates per
1,000 housing units declined to
97.7 from 121.5, down 19.6
percent from last quarter.



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Neighborhood Economic Risk Assessment

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Elements of the NRI

Residential Vacancy | CLV Summary Data

Top 5 Residential Vacancy Zip Codes

In the City of Las Vegas

Zip Codes	Residential Vacancy (per 1,000 HU)	CLV Mean (per 1,000 HU)	Residential Vacancy Index Value
89106	222.5	90.3	246
89101	195.1	90.3	216
89166	180.8	90.3	200
89102	160.5	90.3	178
89104	138.8	90.3	154

Mean residential vacancies per 1,000 housing units:

Valley-wide	97.7
City of Las Vegas	90.3

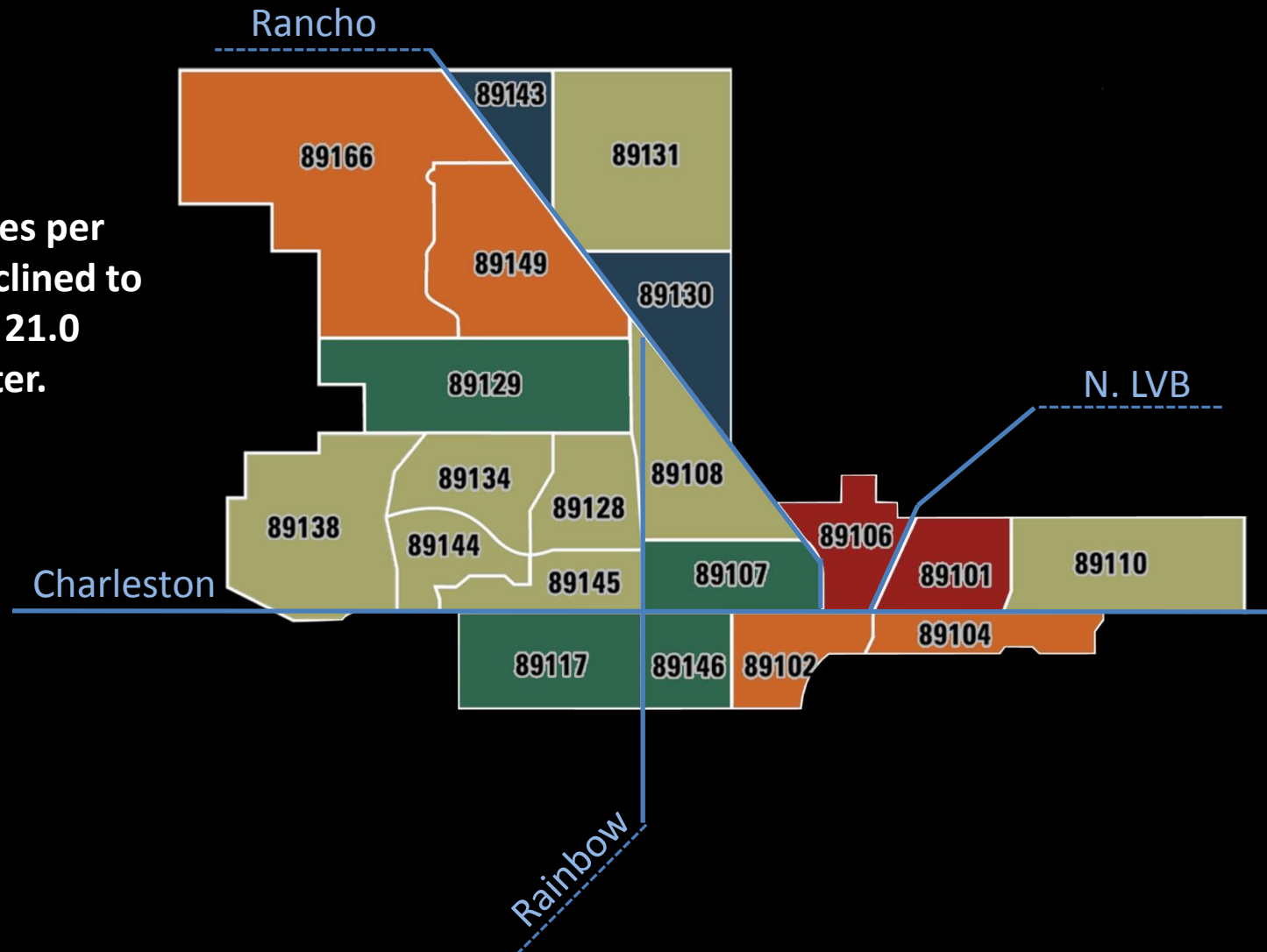


Neighborhood
Instability

Elements of the NRI

Residential Vacancy | CLV Distribution Map

Residential vacancy rates per 1,000 housing units declined to 90.3 from 114.3, down 21.0 percent from last quarter.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



Elements of the NRI

Commercial Vacancy | Valley-wide Summary Data

Top 10 Commercial Vacancy Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Commercial Vacancy Rate	Valley-wide Mean	Commercial Vacancy Index Value
89142	37.0%	18.0%	205
89135	31.9%	18.0%	177
89120	31.6%	18.0%	175
89118	27.2%	18.0%	151
89119	26.3%	18.0%	146
89012	24.3%	18.0%	135
89144	23.7%	18.0%	131
89011	23.6%	18.0%	131
89148	22.0%	18.0%	122
89002	21.1%	18.0%	117



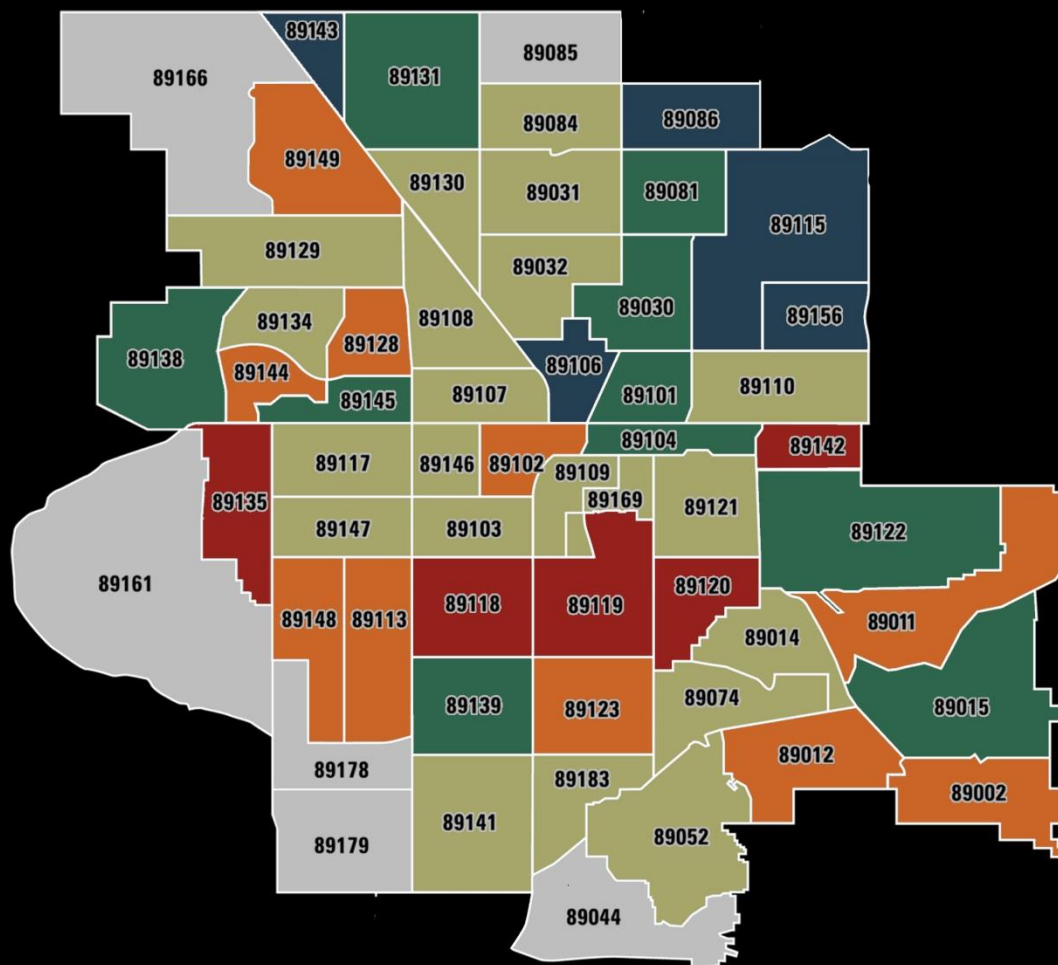


Neighborhood
Instability

Elements of the NRI

Commercial Vacancy | Valley-wide Distribution Map

Valley-wide commercial vacancy increased slightly to 18.0 percent from 17.6 percent last quarter. Rates are highest in the south half of the valley.



- Low
- Medium-Low
- Medium
- Medium-High
- High

Note: Zip codes in grey (excluding 89161 which is not part of the index) do not have any commercial space.



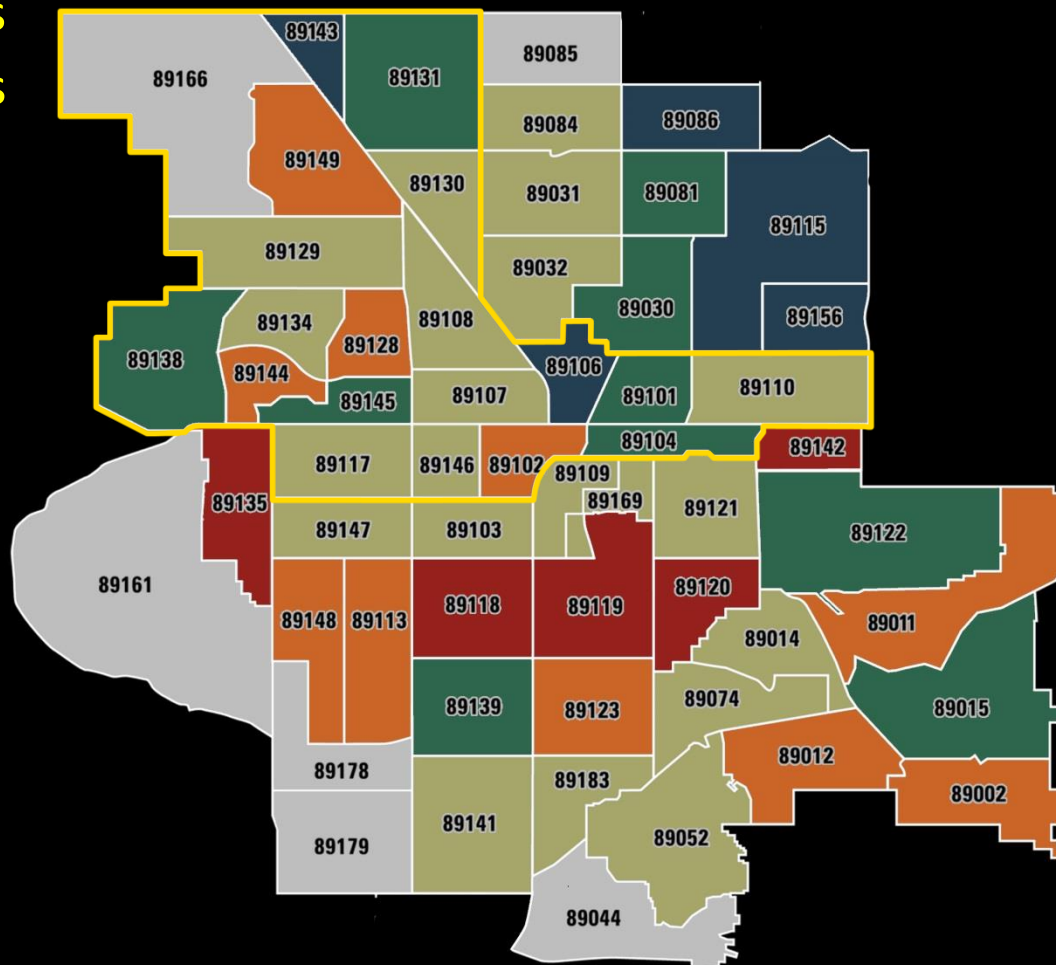
Neighborhood
Instability

Elements of the NRI

Commercial Vacancy | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

Valley-wide commercial vacancy increased slightly to 18.0 percent from 17.6 percent last quarter. Rates are highest in the south half of the valley.



- Low
- Medium-Low
- Medium
- Medium-High
- High

Note: Zip codes in grey (excluding 89161 which is not part of the index) do not have any commercial space.



Elements of the NRI

Commercial Vacancy | CLV Summary Data

Top 5 Commercial Vacancy Zip Codes In the City of Las Vegas

Zip Codes	Commercial Vacancy Rate	CLV Mean	Commercial Vacancy Index Value
89144	23.7%	15.9%	149
89128	20.7%	15.9%	130
89149	20.6%	15.9%	129
89102	20.3%	15.9%	127
89129	20.0%	15.9%	126

Mean commercial vacancy rate:

Valley-wide 18.0%

City of Las Vegas 15.9%

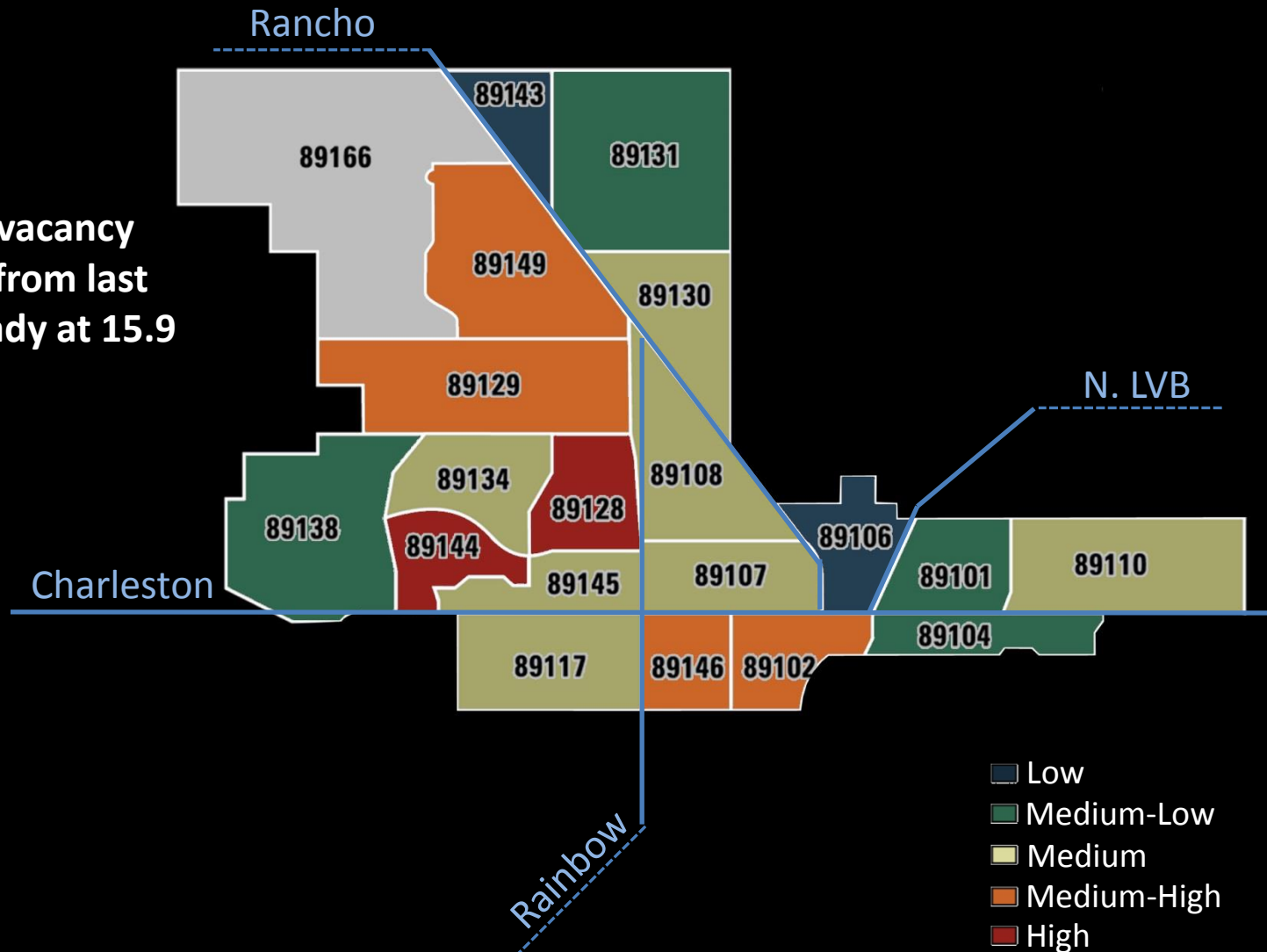


Neighborhood
Instability

Elements of the NRI

Commercial Vacancy | CLV Distribution Map

City-wide, commercial vacancy rates were unchanged from last quarter, remaining steady at 15.9 percent.



- Low
- Medium-Low
- Medium
- Medium-High
- High

Note: Zip codes in grey do not have any commercial space.



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Neighborhood Economic Risk Assessment

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Elements of the NRI

Bank Owned Homes | Valley-wide Summary Data

Top 10 Bank Owned Homes Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Bank Owned Homes (per 1,000 HU)	Valley-wide Mean (per 1,000 HU)	Bank Owned Homes Index Value
89156	21.5	12.3	175
89141	21.5	12.3	174
89142	20.9	12.3	170
<u>89107</u>	<u>19.7</u>	<u>12.3</u>	<u>160</u>
<u>89110</u>	<u>18.5</u>	<u>12.3</u>	<u>151</u>
89030	18.4	12.3	150
89032	18.2	12.3	148
89031	17.7	12.3	144
89081	17.4	12.3	141
<u>89143</u>	<u>17.0</u>	<u>12.3</u>	<u>138</u>

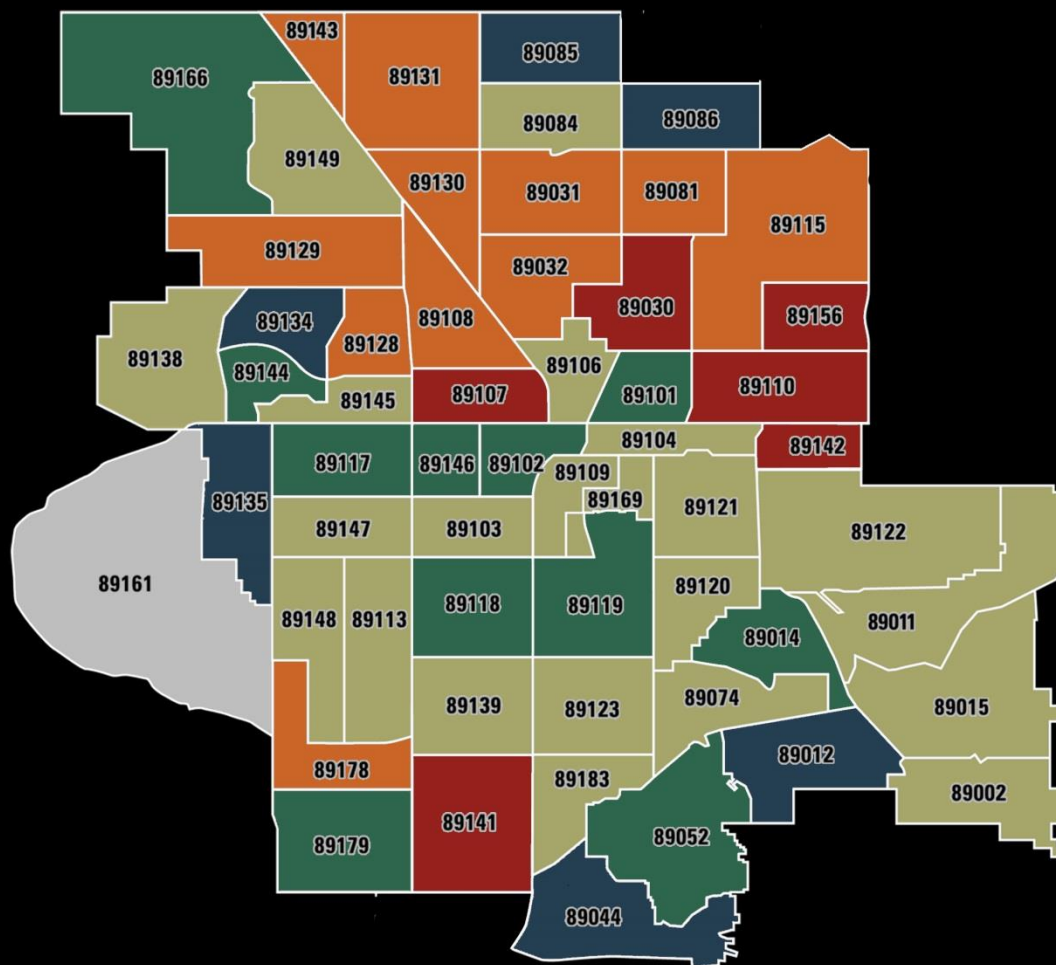


Neighborhood
Instability

Elements of the NRI

Bank Owned Homes | Valley-wide Distribution Map

The rate of bank owned homes per 1,000 housing units fell to 12.3 from 13.4 last quarter. The highest rates are in the north half of the valley.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



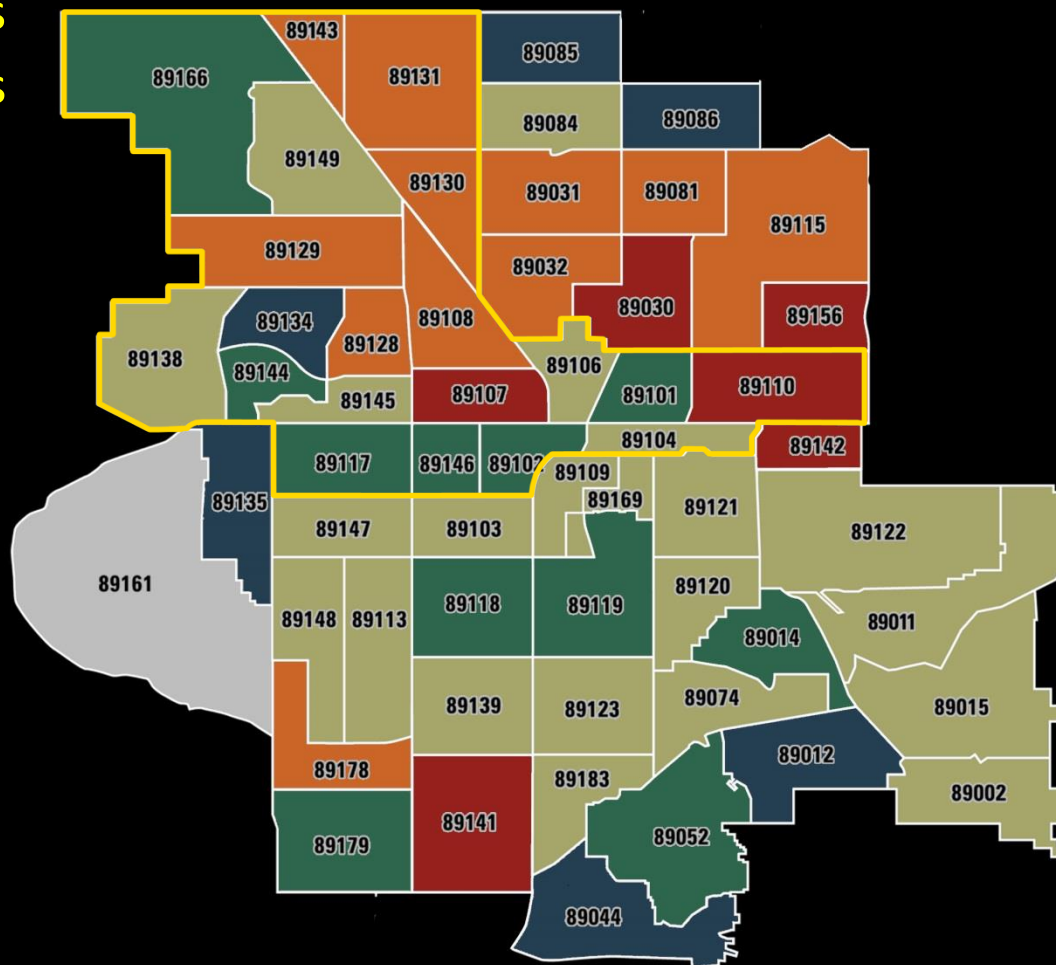
Neighborhood
Instability

Elements of the NRI

Bank Owned Homes | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of bank owned homes per 1,000 housing units fell to 12.3 from 13.4 last quarter. The highest rates are in the north half of the valley.



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Neighborhood Economic Risk Assessment

Q2 2013



Elements of the NRI

Bank Owned Homes | CLV Summary Data

Top 5 Bank Owned Homes Zip Codes

In the City of Las Vegas

Zip Codes	Bank Owned Homes (per 1,000 HU)	CLV Mean (per 1,000 HU)	Bank Owned Homes Index Value
89107	19.7	12.6	156
89110	18.5	12.6	147
89143	17.0	12.6	134
89108	16.1	12.6	127
89129	15.2	12.6	121

Mean bank owned homes per 1,000
housing units:

City of Las Vegas 12.6

Valley-wide 12.3

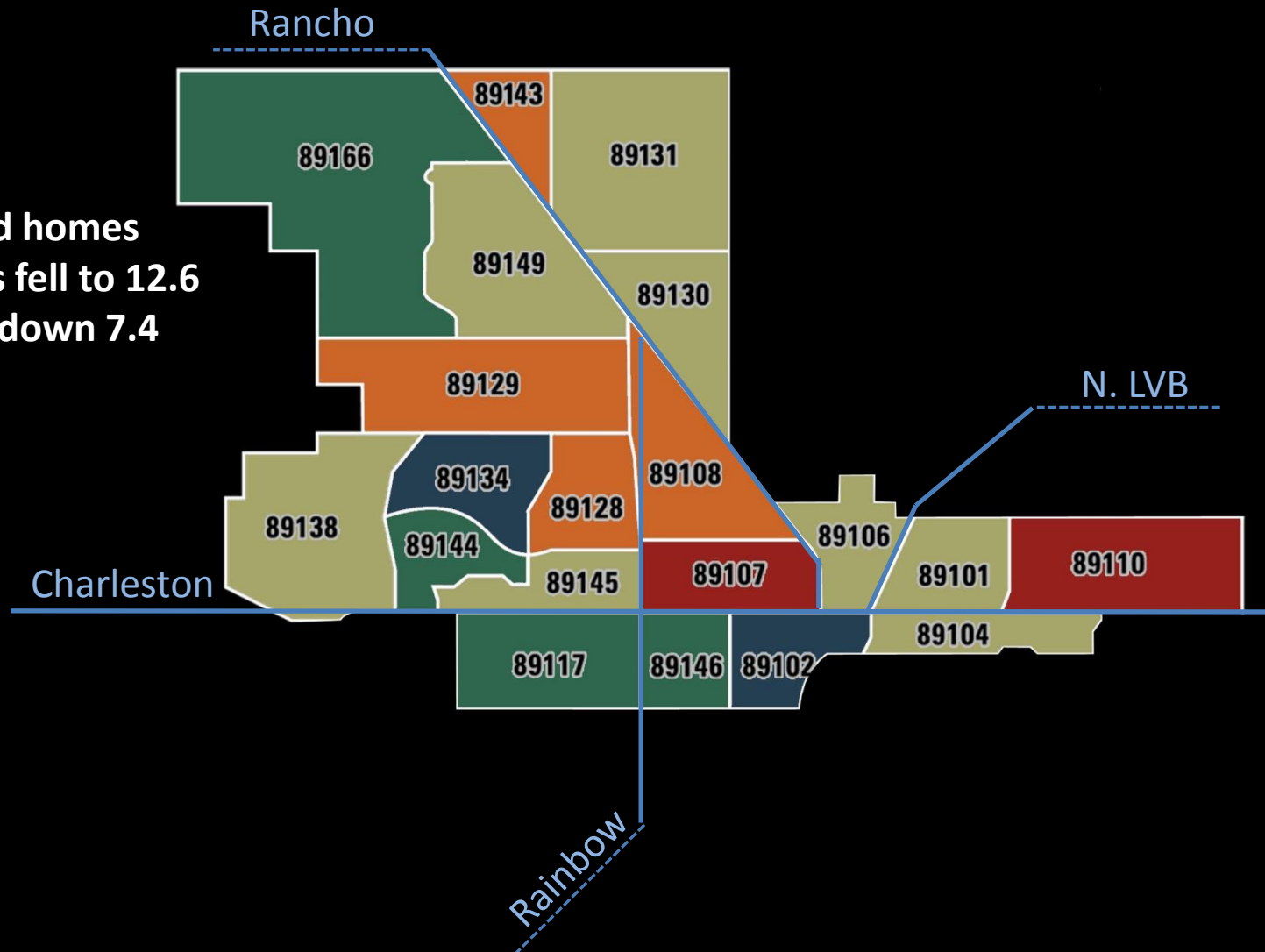


Neighborhood
Instability

Elements of the NRI

Bank Owned Homes | CLV Distribution Map

The rate of bank owned homes per 1,000 housing units fell to 12.6 from 13.7 last quarter, down 7.4 percent.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013

Elements of the NRI



Household Instability



Household
Instability

Elements of the NRI

TANF | Valley-wide Summary Data

Top 10 TANF Cases Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	TANF Cases (per 1,000 OHU*)	Valley-wide Mean (per 1,000 OHU*)	TANF Cases Index Value
89030	72.7	11.5	632
<u>89106</u>	<u>46.5</u>	<u>11.5</u>	<u>403</u>
<u>89101</u>	<u>42.7</u>	<u>11.5</u>	<u>371</u>
89115	38.8	11.5	337
<u>89110</u>	<u>26.9</u>	<u>11.5</u>	<u>234</u>
<u>89104</u>	<u>23.7</u>	<u>11.5</u>	<u>206</u>
89156	20.4	11.5	177
<u>89102</u>	<u>19.6</u>	<u>11.5</u>	<u>170</u>
89032	16.3	11.5	141
<u>89107</u>	<u>16.2</u>	<u>11.5</u>	<u>141</u>

*“OHU” stands for occupied housing units.



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Neighborhood Economic Risk Assessment

Q2 2013

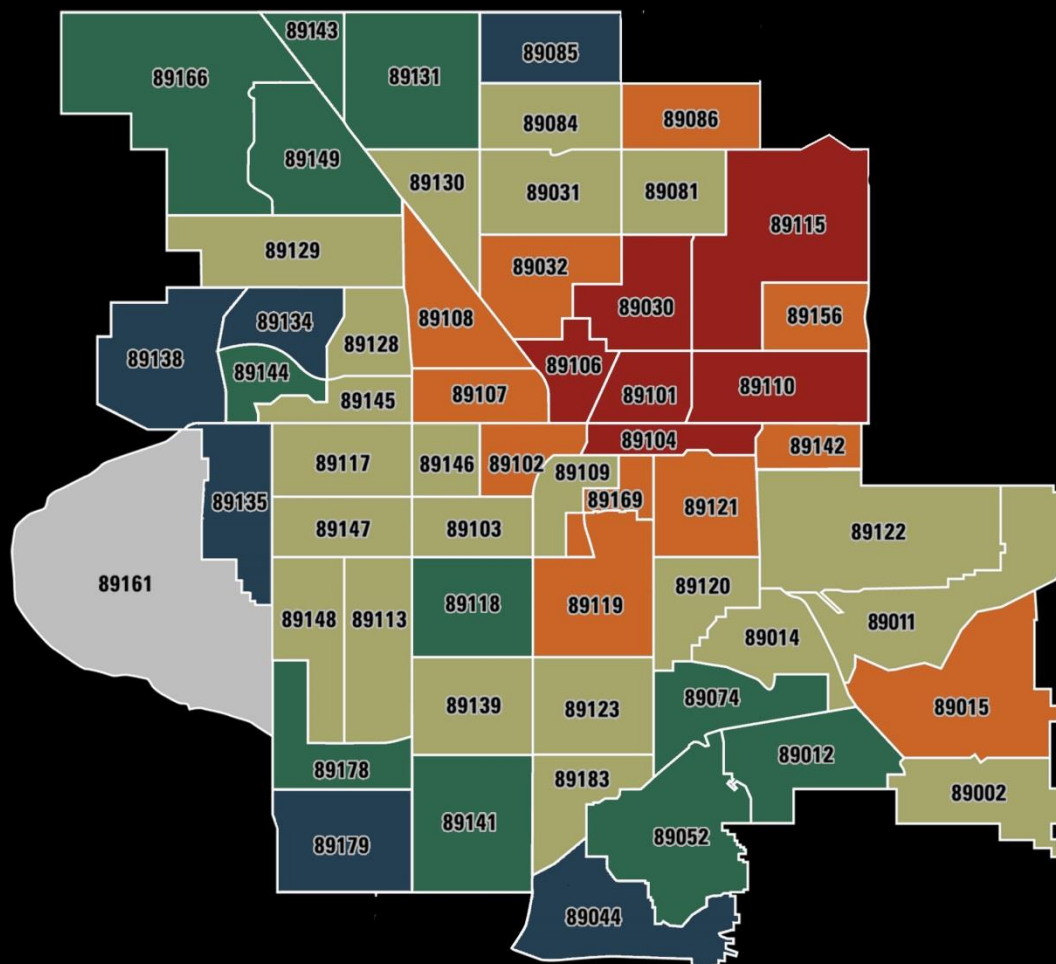


Household
Instability

Elements of the NRI

TANF| Valley-wide Distribution Map

The rate of TANF cases per 1,000 occupied housing units declined slightly over last quarter to 11.5 from 11.8. Rates are highest in the urban core of the valley, with exceptions including 89015 and 89086.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



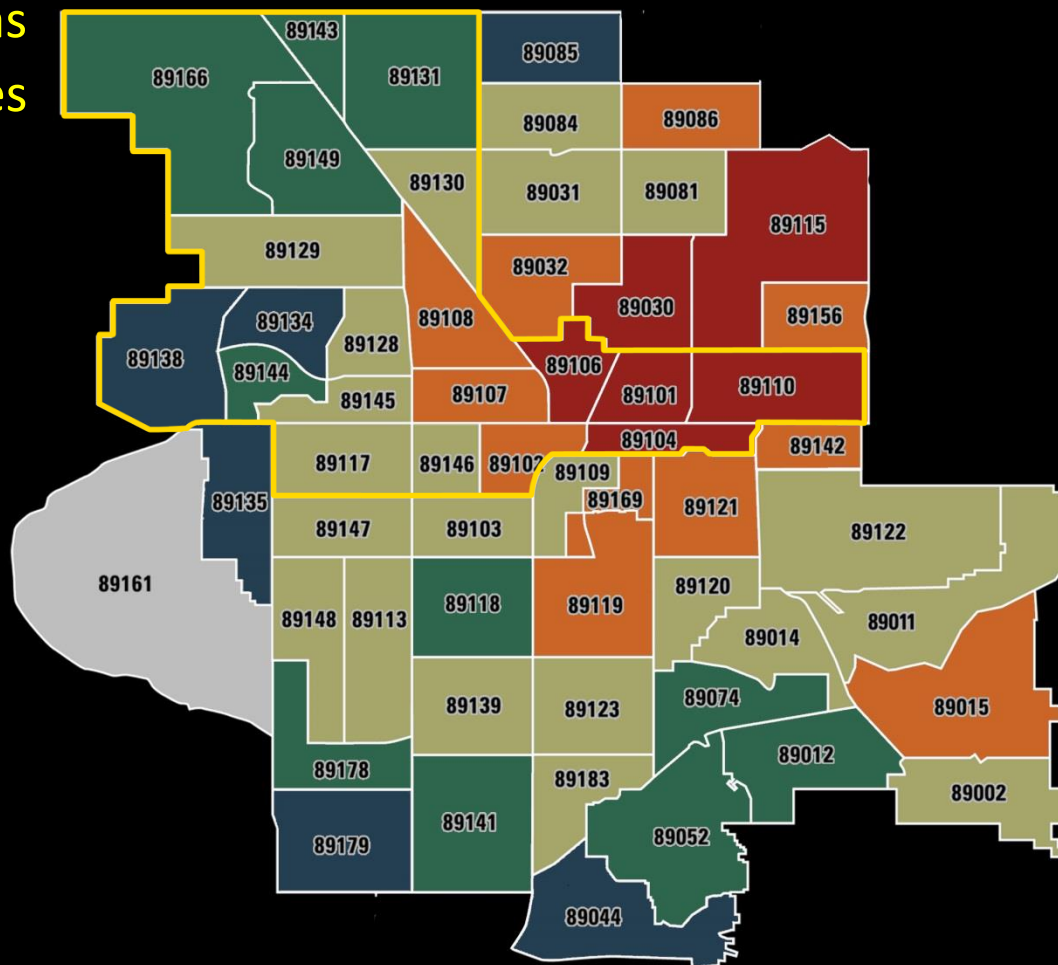
Household
Instability

Elements of the NRI

TANF| Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of TANF cases per 1,000 occupied housing units declined slightly over last quarter to 11.5 from 11.8. Rates are highest in the urban core of the valley, with exceptions including 89015 and 89086.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



Household
Instability

Elements of the NRI

TANF | CLV Summary Data

Top 5 TANF Zip Codes

In the City of Las Vegas

Zip Codes	TANF Cases (per 1,000 OHU*)	CLV Mean (per 1,000 OHU*)	TANF Index Value
89106	46.5	13.2	352
89101	42.7	13.2	323
89110	26.9	13.2	204
89104	23.7	13.2	179
89102	19.6	13.2	148

Mean TANF per 1,000 occupied housing units:

City of Las Vegas	13.2
Valley-wide	11.5

*"OHU" stands for occupied housing units.



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Neighborhood Economic Risk Assessment

Q2 2013

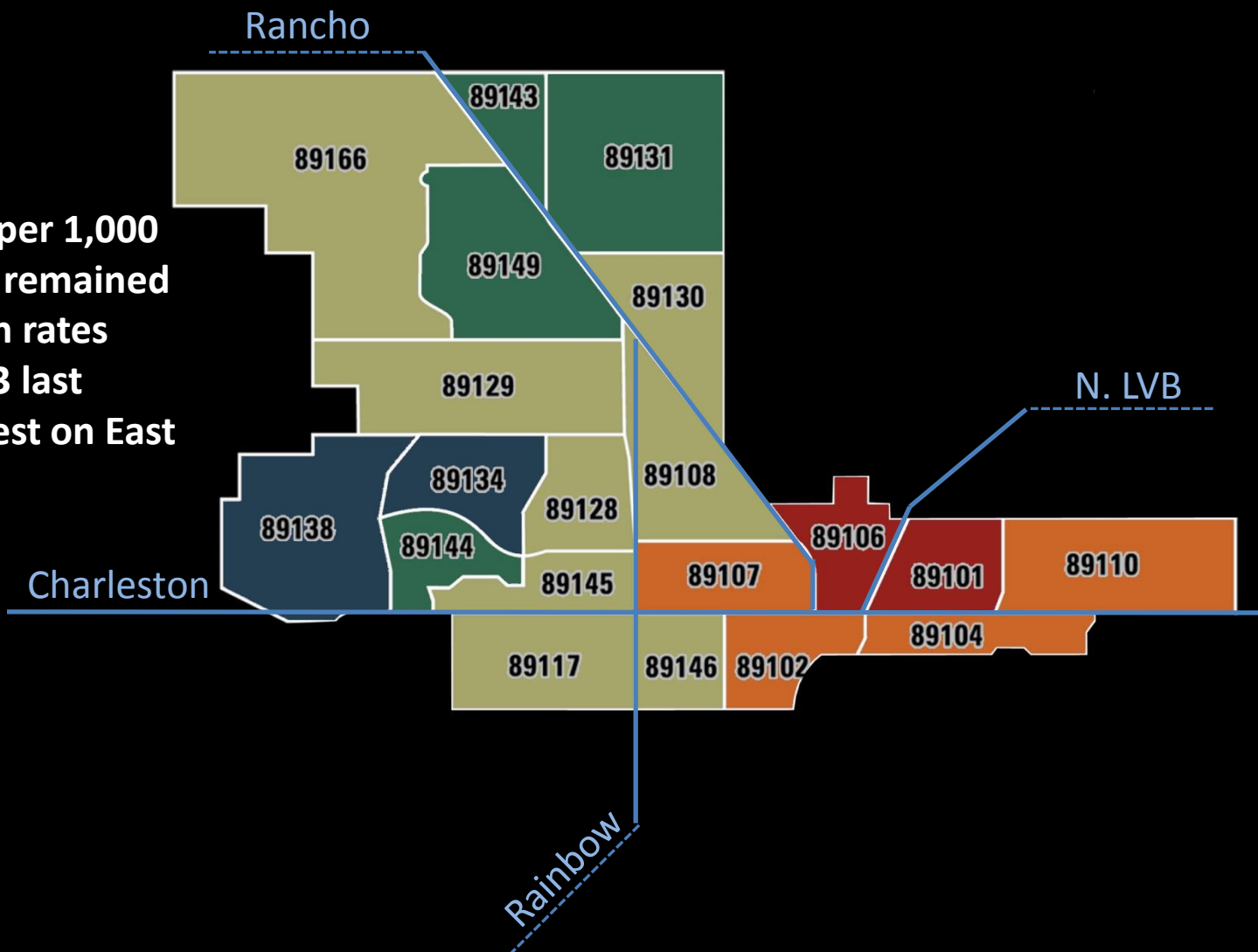


Household
Instability

Elements of the NRI

TANF | CLV Distribution Map

The rate of TANF cases per 1,000 occupied housing units remained mostly unchanged, with rates falling to 13.2 from 13.3 last quarter. Rates are highest on East Charleston Boulevard.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



Household
Instability

Elements of the NRI

SNAP | Valley-wide Summary Data

Top 10 SNAP Cases Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	SNAP Cases (per 1,000 OHU*)	Valley-wide Mean (per 1,000 OHU*)	SNAP Cases Index Value
<u>89106</u>	<u>707.8</u>	<u>178.3</u>	<u>397</u>
<u>89101</u>	<u>586.1</u>	<u>178.3</u>	<u>329</u>
89030	460.8	178.3	258
<u>89104</u>	<u>399.3</u>	<u>178.3</u>	<u>224</u>
89115	354.8	178.3	199
<u>89107</u>	<u>321.6</u>	<u>178.3</u>	<u>180</u>
89169	298.1	178.3	167
89015	286.3	178.3	161
<u>89102</u>	<u>283.1</u>	<u>178.3</u>	<u>159</u>
89109	273.4	178.3	153

*"OHU" stands for occupied housing units.



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Neighborhood Economic Risk Assessment

Q2 2013

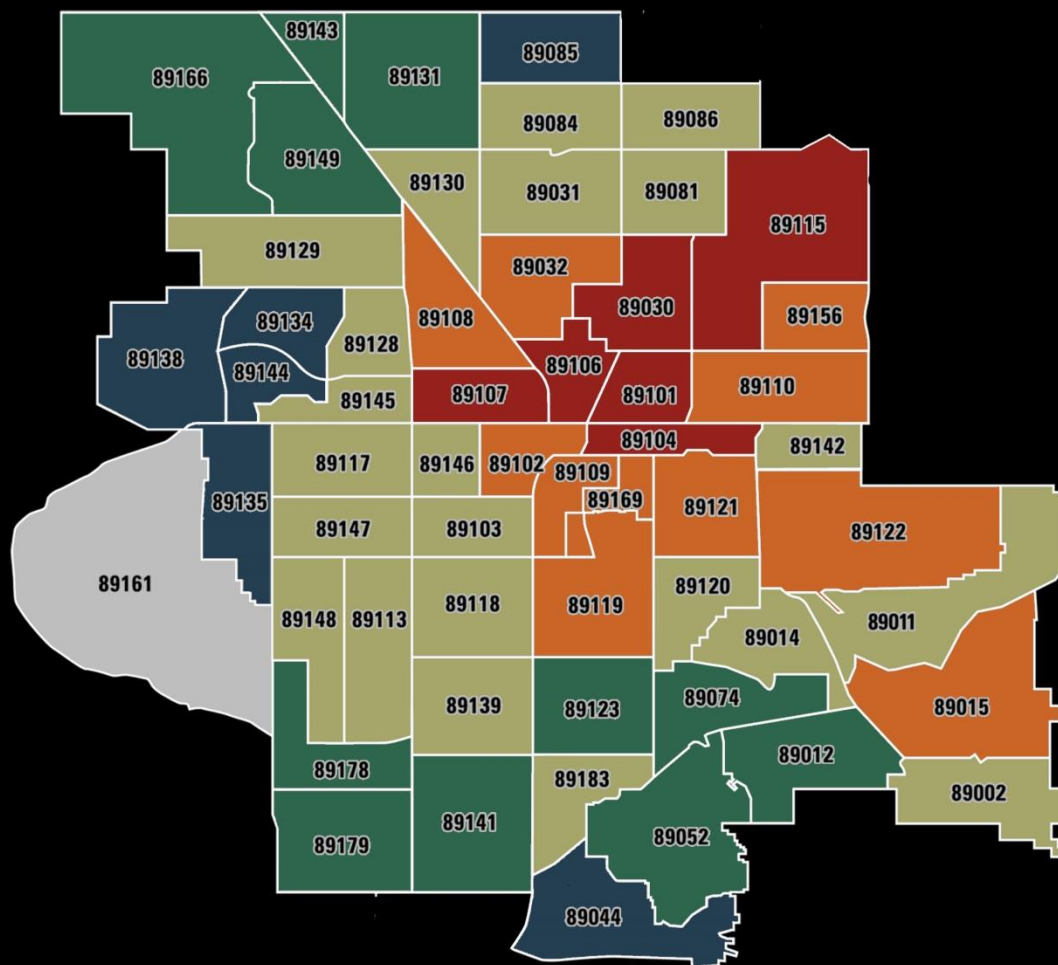


Household
Instability

Elements of the NRI

SNAP| Valley-wide Distribution Map

The rate of SNAP cases per 1,000 occupied housing units declined to 178.3 from 183.6, down 2.9 percent over last quarter. Rates are highest in the urban core of the valley, with a notable exception including 89015.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



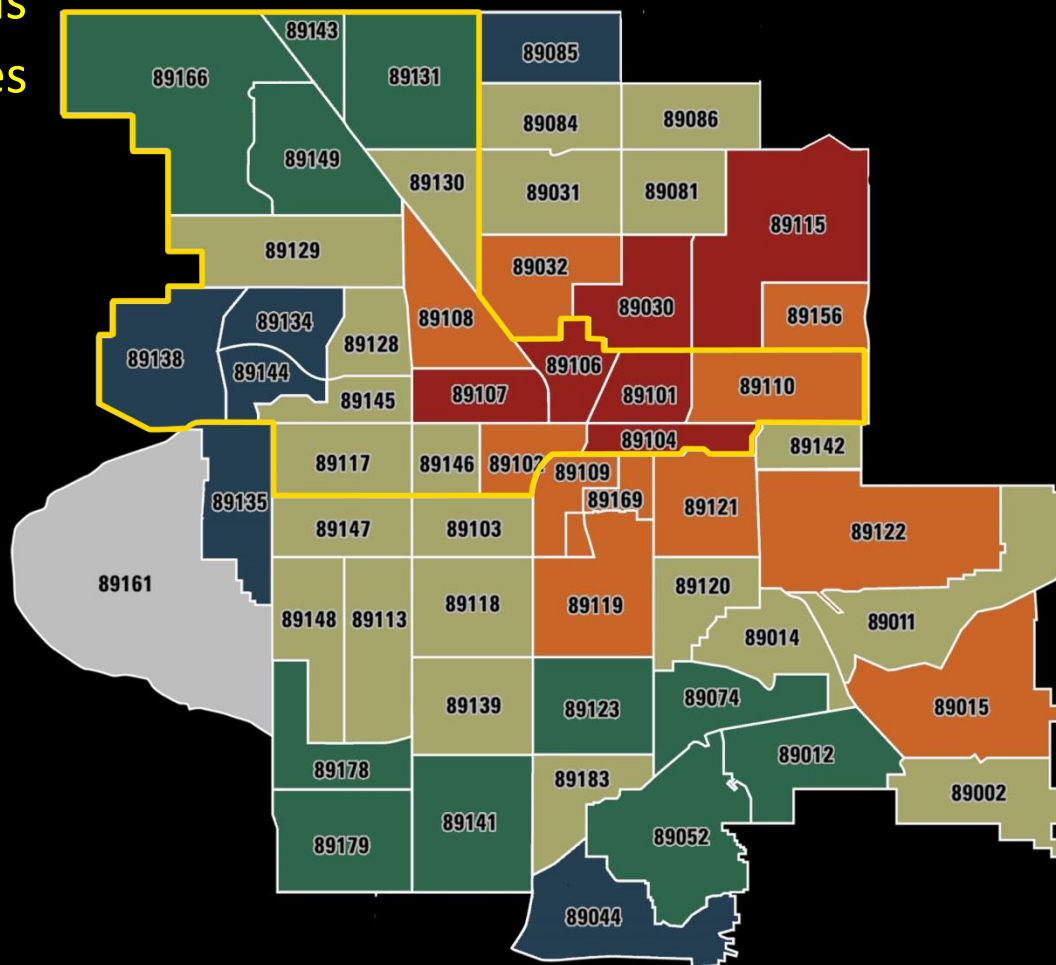
Household
Instability

Elements of the NRI

SNAP | Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of SNAP cases per 1,000 occupied housing units declined to 178.3 from 183.6, down 2.9 percent over last quarter. Rates are highest in the urban core of the valley, with a notable exception including 89015.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



Household
Instability

Elements of the NRI

SNAP | CLV Summary Data

Top 5 SNAP Zip Codes

In the City of Las Vegas

Zip Codes	SNAP Cases (per 1,000 OHU*)	CLV Mean (per 1,000 OHU*)	SNAP Index Value
89106	707.8	206.3	343
89101	586.1	206.3	284
89104	399.3	206.3	194
89107	321.6	206.3	156
89102	283.1	206.3	137

Mean SNAP cases per 1,000 occupied housing units:

City of Las Vegas 206.3

Valley-wide 178.3

*"OHU" stands for occupied housing units.



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Neighborhood Economic Risk Assessment

Q2 2013

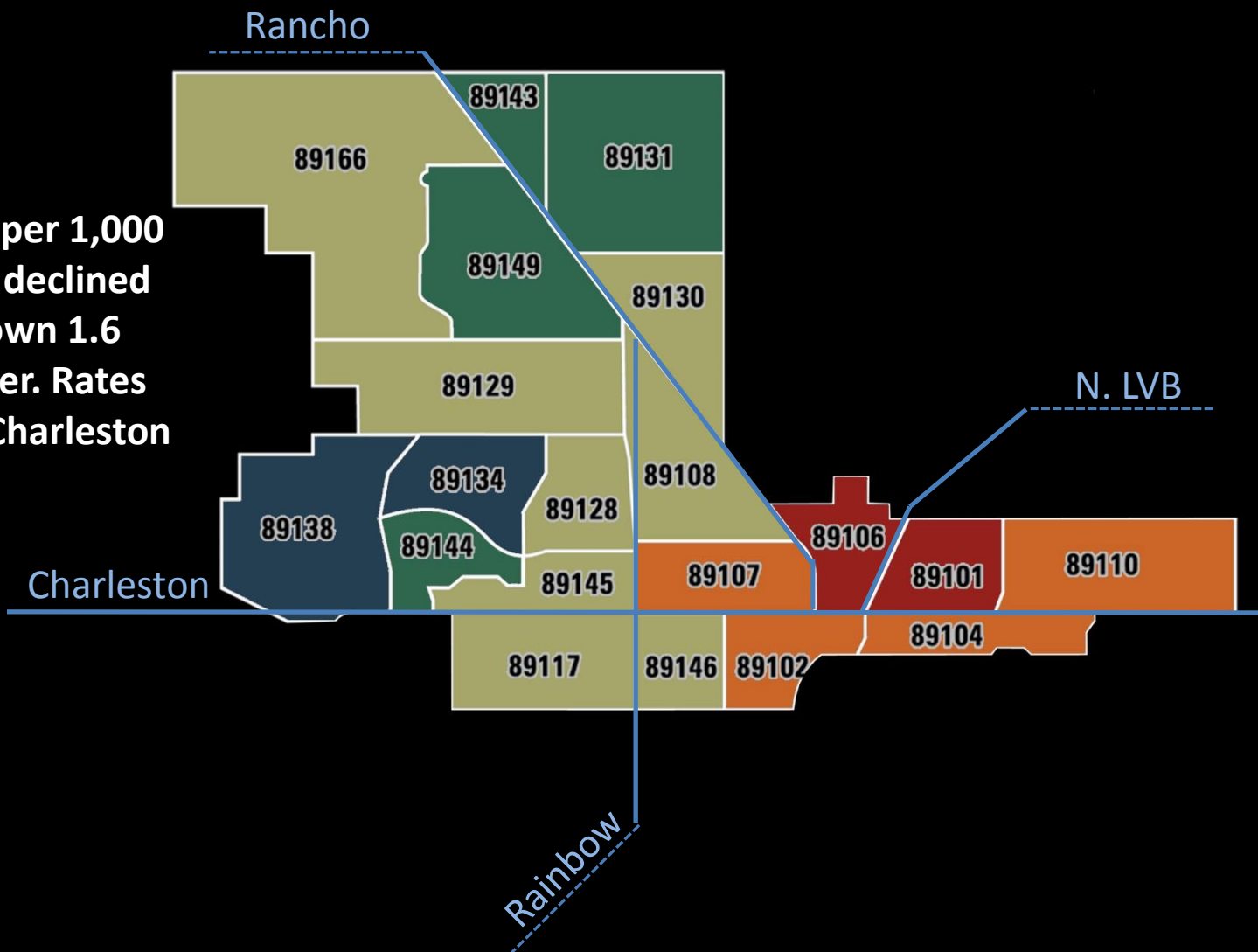


Household
Instability

Elements of the NRI

SNAP | CLV Distribution Map

The rate of SNAP cases per 1,000 occupied housing units declined to 206.3 from 209.6, down 1.6 percent from last quarter. Rates are highest along East Charleston Boulevard.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



Household
Instability

Elements of the NRI

Medicaid | Valley-wide Distribution Map

Top 10 Medicaid Cases Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Medicaid Cases (per 1,000 OHU*)	Valley-wide Mean (per 1,000 OHU*)	Medicaid Cases Index Value
89030	570.5	166.9	342
<u>89106</u>	<u>517.6</u>	<u>166.9</u>	<u>310</u>
<u>89101</u>	<u>453.3</u>	<u>166.9</u>	<u>272</u>
89115	381.3	166.9	228
<u>89104</u>	<u>370.9</u>	<u>166.9</u>	<u>222</u>
<u>89110</u>	<u>315.0</u>	<u>166.9</u>	<u>189</u>
<u>89102</u>	<u>290.4</u>	<u>166.9</u>	<u>174</u>
<u>89107</u>	<u>280.2</u>	<u>166.9</u>	<u>168</u>
89156	263.6	166.9	158
<u>89108</u>	<u>242.6</u>	<u>166.9</u>	<u>145</u>

*“OHU” stands for occupied housing units.



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Neighborhood Economic Risk Assessment

Q2 2013

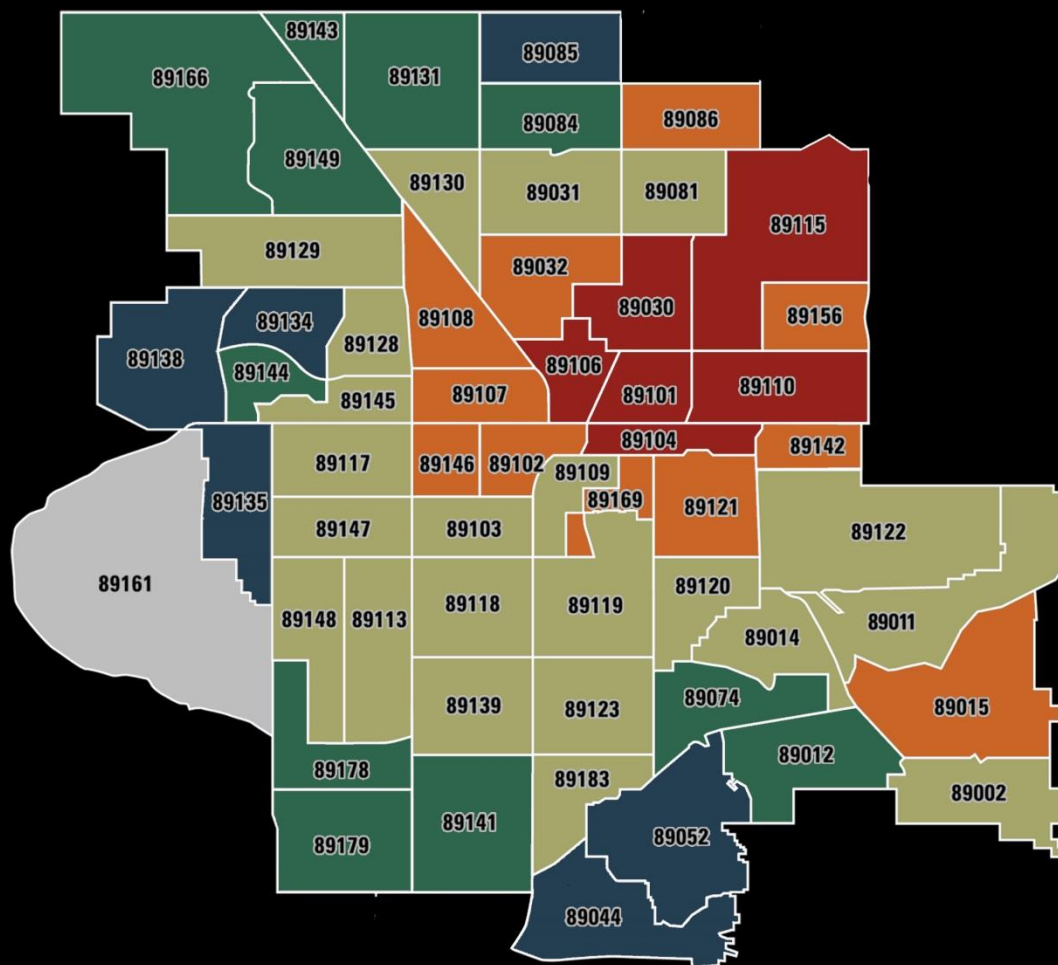


Household
Instability

Elements of the NRI

Medicaid| Valley-wide Distribution Map

The rate of Medicaid cases per 1,000 occupied housing units declined slightly to 166.9 from 167.9, down 0.6 percent from last quarter. Rates are highest in the urban core, with notable exceptions including 89086 and 89015.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



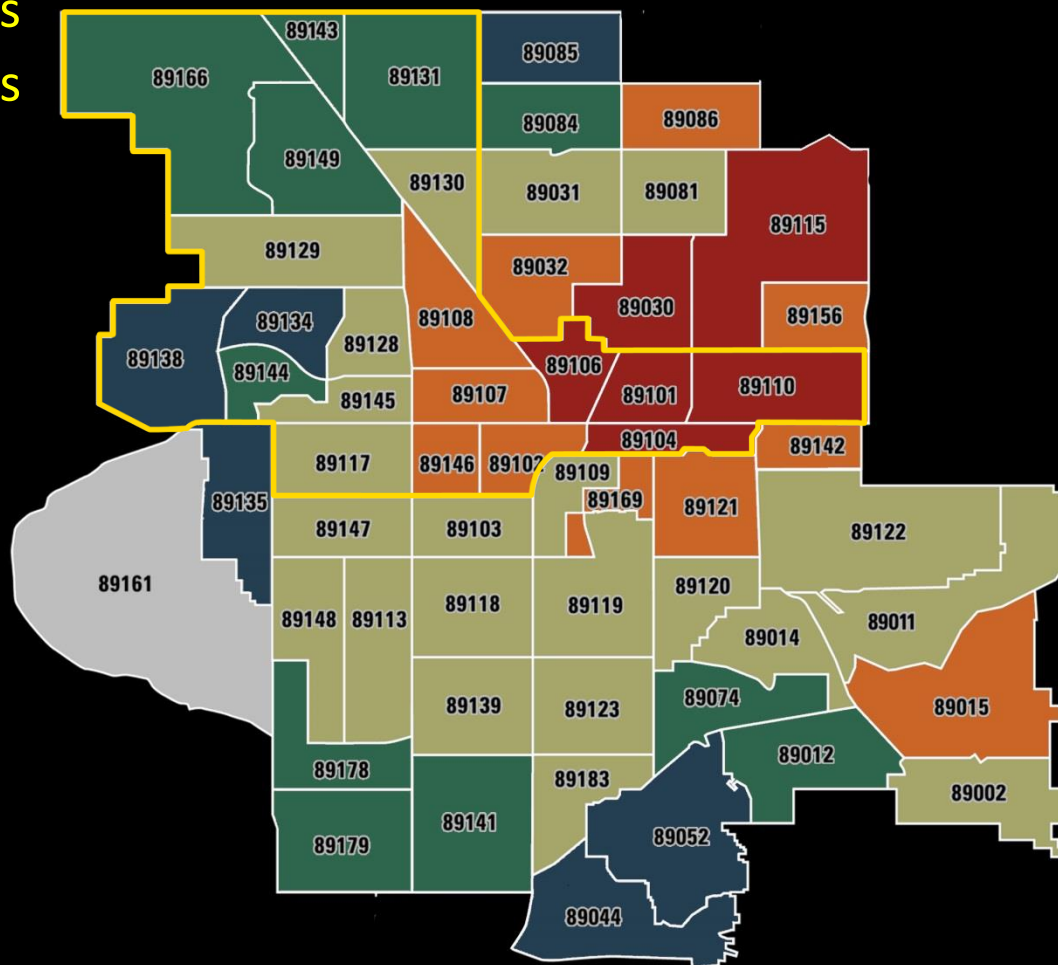
Household
Instability

Elements of the NRI

Medicaid| Valley-wide Distribution Map

City of Las Vegas
Zip Codes

The rate of Medicaid cases per 1,000 occupied housing units declined slightly to 166.9 from 167.9, down 0.6 percent from last quarter. Rates are highest in the urban core, with notable exceptions including 89086 and 89015.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

Q2 2013



Household
Instability

Elements of the NRI

Medicaid | CLV Summary Data

Top 5 Medicaid Zip Codes

In the City of Las Vegas

Zip Codes	Medicaid Cases (per 1,000 OHU*)	CLV Mean (per 1,000 OHU*)	Medicaid Index Value
89106	517.6	193.4	268
89101	453.3	193.4	234
89104	370.9	193.4	192
89110	315.0	193.4	163
89102	290.4	193.4	150

Mean Medicaid cases per 1,000 occupied housing units:

City of Las Vegas 193.4

Valley-wide 166.9

*"OHU" stands for occupied housing units.



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Neighborhood Economic Risk Assessment

Q2 2013

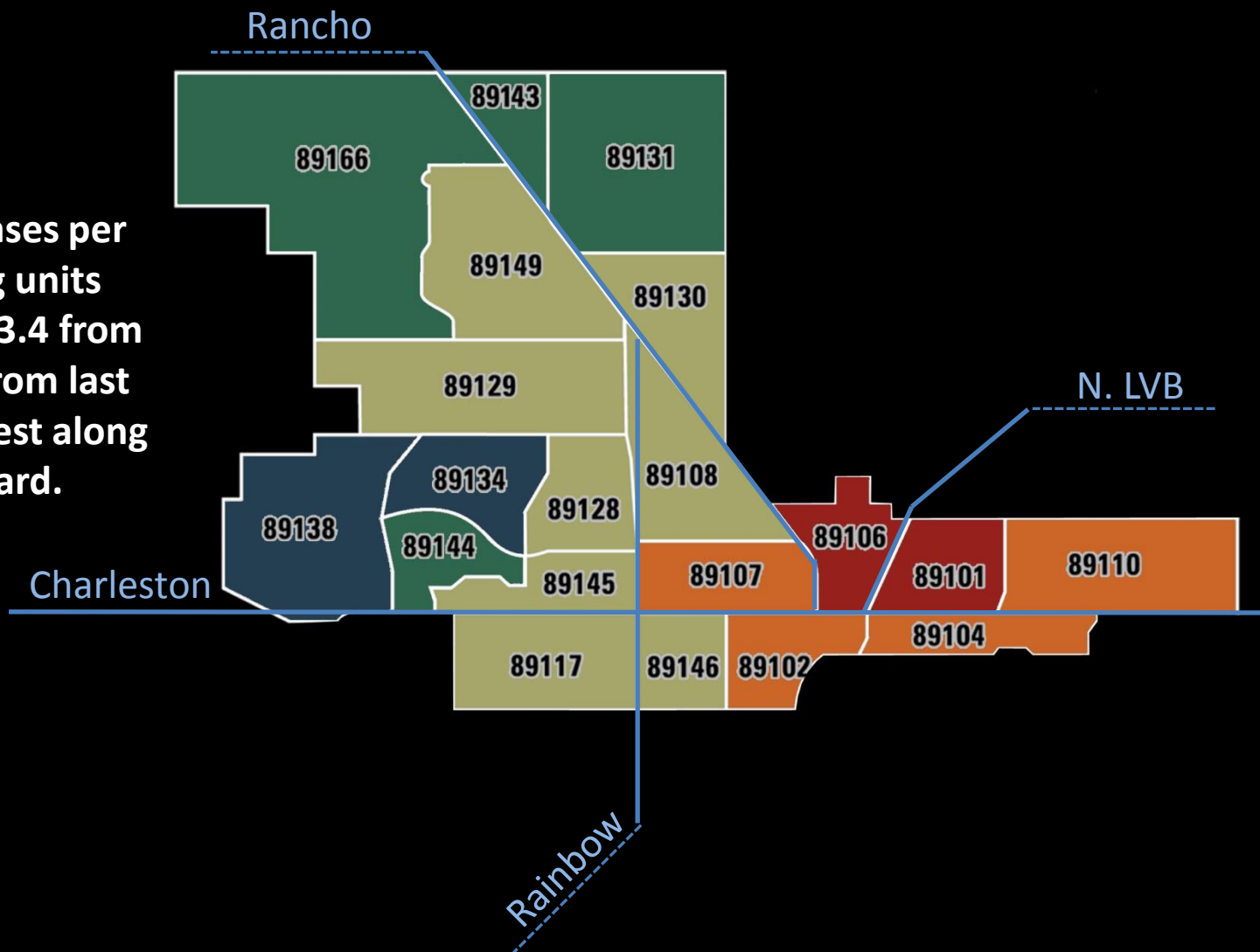


Household
Instability

Elements of the NRI

Medicaid | CLV Distribution Map

The rate of Medicaid cases per 1,000 occupied housing units increased slightly to 193.4 from 192.2, up 0.6 percent from last quarter. Rates are highest along East Charleston Boulevard.



- Low
- Medium-Low
- Medium
- Medium-High
- High



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Neighborhood Economic Risk Assessment

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Elements of the NRI



Composite Risk



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Neighborhood Economic Risk Assessment

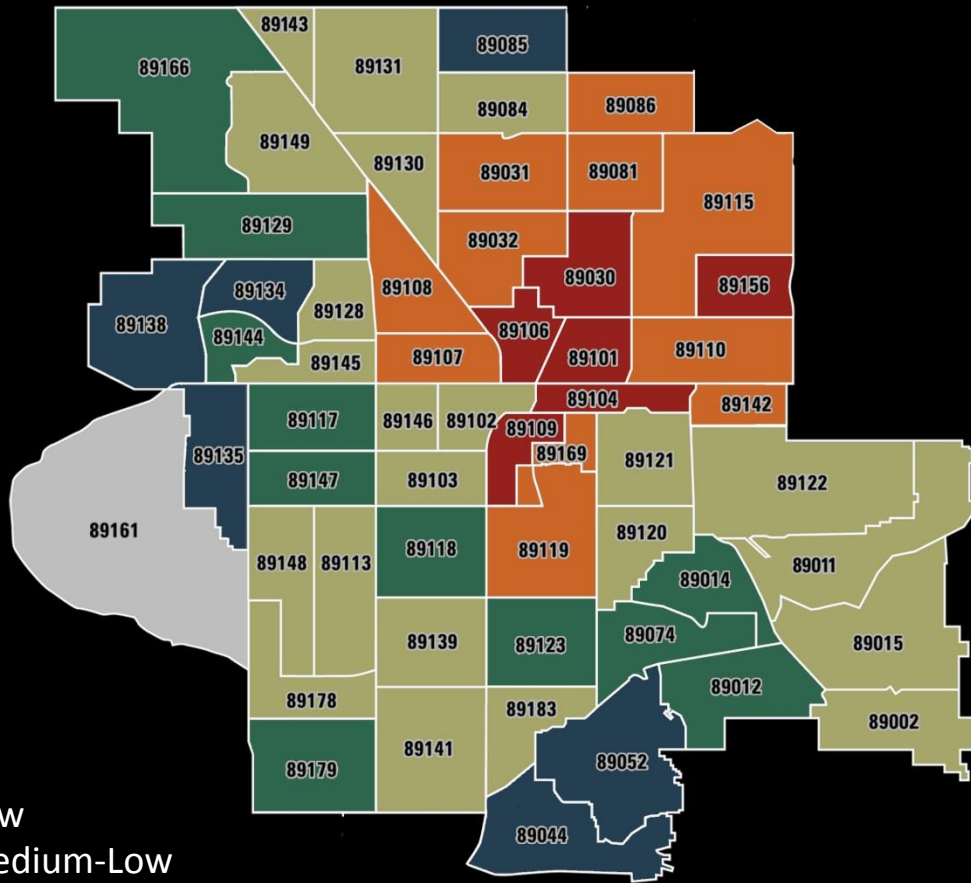
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Composite Risk

Elements of the NRI

Composite Risk | Valley-wide Distribution Map



- Low
- Medium-Low
- Medium
- Medium-High
- High

Increasing Severity

					89002
					89011
					89015
					89084
					89102
					89103
					89113
					89120
					89121
					89122
					89128
		89031	89130	89012	
		89032	89131	89014	
		89081	89139	89074	
		89086	89141	89117	
		89107	89143	89118	
89030	89108	89145	89123	89044	
89101	89110	89146	89129	89052	
89104	89115	89148	89144	89085	
89106	89119	89149	89147	89134	
89109	89142	89178	89166	89135	
89156	89169	89183	89179	89138	
High	Medium-High	Medium	Medium-Low	Low	



City of Las Vegas



Increasing Severity

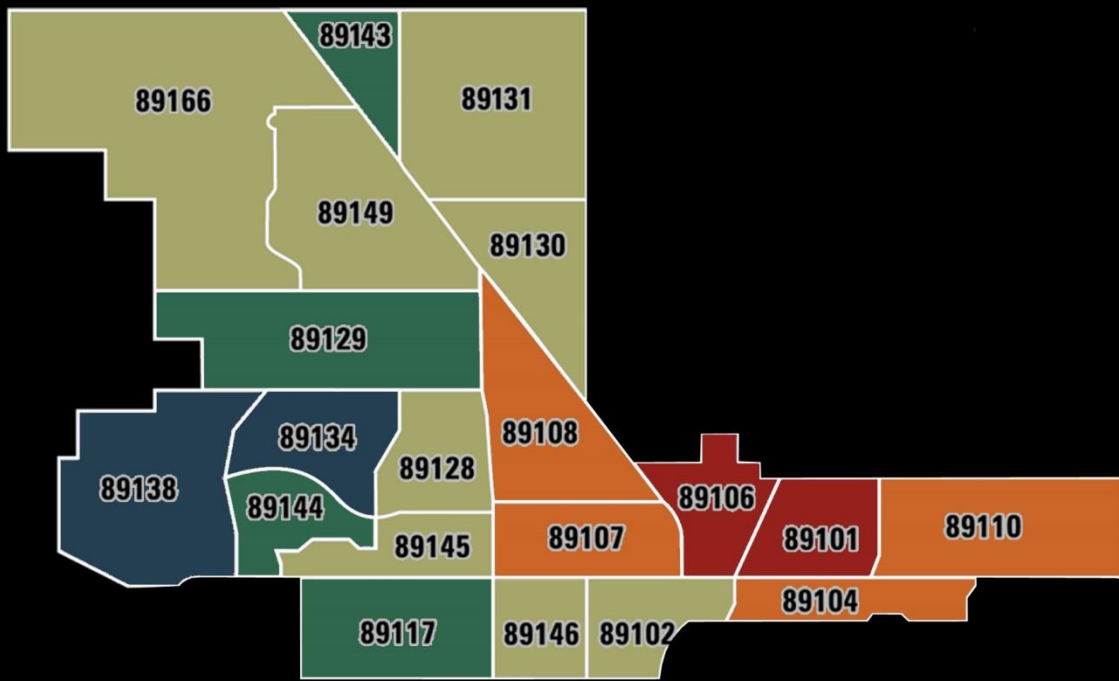
		89002		
		89011		
		89015		
		89084		
		<u>89102</u>		
		89103		
		89113		
		89120		
		89121		
		89122		
		<u>89128</u>		
	89031	<u>89130</u>	89012	
	89032	<u>89131</u>	89014	
	89081	89139	89074	
	89086	89141	<u>89117</u>	
	<u>89107</u>	<u>89143</u>	89118	
89030	<u>89108</u>	<u>89145</u>	89123	89044
<u>89101</u>	<u>89110</u>	<u>89146</u>	<u>89129</u>	89052
<u>89104</u>	89115	89148	<u>89144</u>	89085
<u>89106</u>	89119	<u>89149</u>	89147	<u>89134</u>
89109	89142	89178	<u>89166</u>	89135
89156	89169	89183	89179	<u>89138</u>
High	Medium-High	Medium	Medium-Low	Low



Composite
Risk

Elements of the NRI

Composite Risk | CLV Distribution Map



- Low
- Medium-Low
- Medium
- Medium-High
- High

Increasing Severity ↑

		89102		
		89128		
		89130		
		89131		
	89104	89145	89117	
	89107	89146	89129	
89101	89108	89149	89143	89134
89106	89110	89166	89144	89138
High	Medium	Medium	Medium	Low
	-High		-Low	



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Neighborhood Economic Risk Assessment

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How does the Composite Risk Index differ from the Neighborhood Risk Index?



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Neighborhood Economic Risk Assessment

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The Neighborhood Risk Index

Population Weighting to Evaluate Risk Levels

- **The Composite Risk Index** weights all risk indicators by their assigned weights. TANF cases, for example, are assigned a weight of 8.3 percent of the total 100 percent.
- **The Neighborhood Risk Index** takes the Composite Risk Index and weights it by occupied housing units, so that those zip codes with the highest risk and highest number of occupied housing units can be identified and targeted.

Composite Risk | Valley-wide Summary Data

Valley-Wide Top 10 Composite Risk Zip Codes

(Zip Codes Within the City noted in **Bold**)

Zip Codes	Composite Risk (Factor Weighted Average)	Biggest Risk Factor (Unweighted Highest Index)
89030	175	TANF (631.7)
<u>89106</u>	<u>165</u>	<u>TANF (403.5)</u>
89109	153	Residential Vacancy (715.4)
<u>89101</u>	<u>142</u>	<u>TANF (371.2)</u>
<u>89104</u>	<u>131</u>	<u>SNAP (224)</u>
89156	130	TANF (177.3)
89142	129	Commercial Vacancy (204.9)
89119	126	Foreclosures (174.8)
89086	125	Residential Vacancy (244)
89032	124	Bank-Owned Homes (148.2)



Neighborhood Risk | Valley-wide Summary Data

Valley-Wide Top 10 NRI Zip Codes (Zip Codes Within the City noted in **Bold**)

Zip Codes	Occupied Housing Units	Composite Risk (Factor Weighted Average)	Neighborhood Risk Index (NRI)
89030	13,019	175.0	100
<u>89101</u>	<u>14,300</u>	<u>142.1</u>	<u>81</u>
89119	20,774	125.7	80
<u>89106</u>	<u>8,614</u>	<u>165.0</u>	<u>80</u>
<u>89110</u>	<u>21,566</u>	<u>122.0</u>	<u>78</u>
<u>89108</u>	<u>26,333</u>	<u>110.9</u>	<u>75</u>
89115	18,276	120.8	73
89031	20,285	116.8	73
<u>89104</u>	<u>11,969</u>	<u>130.5</u>	<u>68</u>
89032	13,860	124.2	68



Composite Risk | CLV Summary Data

Top 5 Composite Risk Zip Codes In the City of Las Vegas

Zip Codes	Composite Risk (Factor Weighted Average)	Biggest Risk Factor (Unweighted Highest Index)
89128	127.7	TANF (351.6)
89130	126.9	TANF (323.5)
89145	109.4	SNAP (193.6)
89117	90.1	TANF (203.9)
89129	85.5	SNAP (155.9)



Neighborhood Risk Index | CLV Summary Data

Top 5 NRI Zip Codes In the City of Las Vegas

Zip Codes	Occupied Housing Units	Composite Risk (Factor Weighted Average)	Neighborhood Risk Index (NRI)
89110	21,566	118.5	100.0
89101	14,300	134.1	99.7
89106	8,614	155.8	98.0
89108	26,333	109.4	97.3
89104	11,969	126.2	85.5



Additional Considerations



APPLIED
ANALYSIS

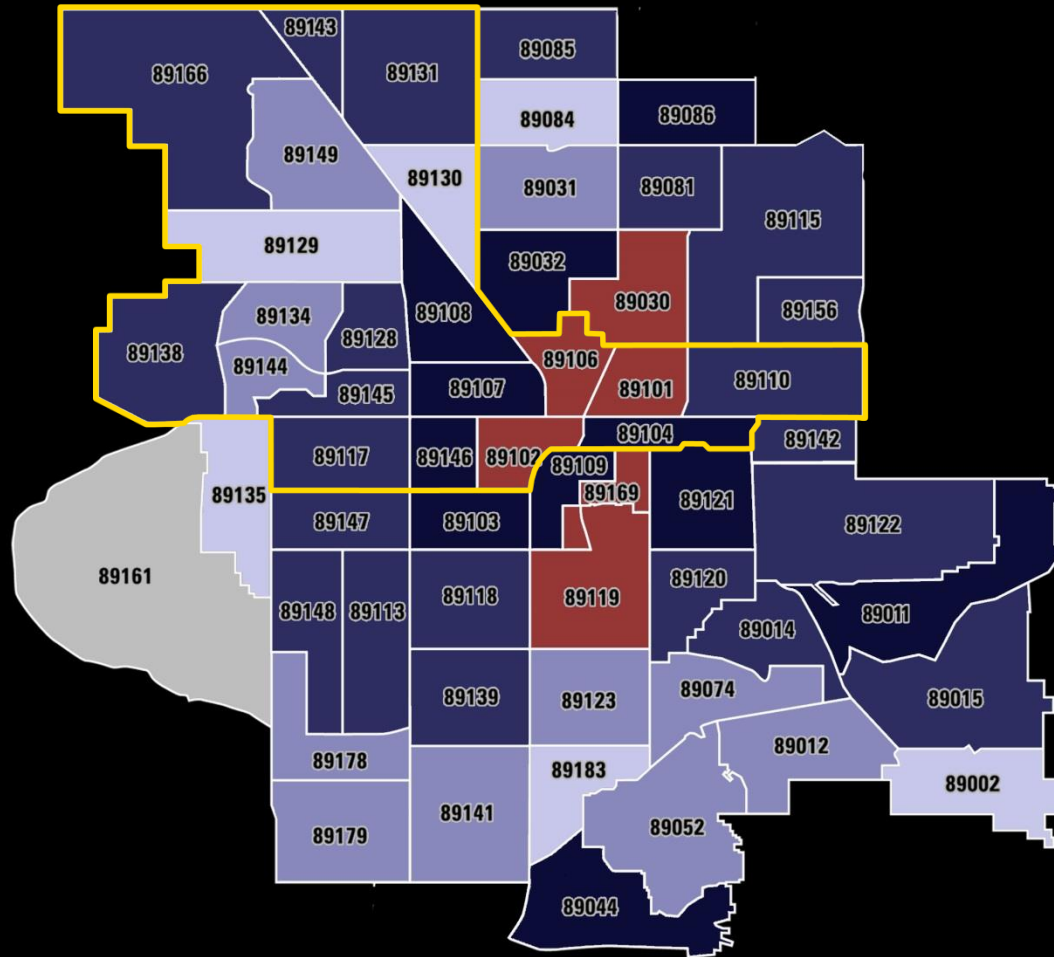


Neighborhood Economic Risk Assessment

Q2 2013

Alternative Measures of Risk

Food Insecurity



While not part of the neighborhood risk index, food insecurity depicts a struggling urban core. Five zip codes are 25.0 percent food insecure or higher.



→ Increasing Severity →

Neighborhood Economic Risk Assessment

City of Las Vegas

Q2 2013

